

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
DECEMBER 3, 2015**

The monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:40 p.m. at the Hope Township Grange with the following Board Members present: Tom Gabel, Anthony Lytle, Carol Kernoschak, Brian Kathenes, Steve Larena, Jan Wargo, Cathie LaBar, Gil Hankins, and Gary Green (arriving at 8:14 p.m.) Also Present Board Engineer Ted Rodman, Board Attorney Roger Thomas, Board Planner Elena Gable, and Board Secretary Alfia Schemm.

The meeting was called to order by Chairman Gabel and he led the Board in the Pledge of Allegiance. He announced that the meeting is being held under the provisions of the "Open Public Meetings Act"; adequate notice of the meeting has been provided to the Township's Official Newspaper and the Township Bulletin Board.

Approval of Minutes:

Mr. Kathenes made the motion to adopt the minutes of November 5, 2015. Motion seconded by Mr. Larena. Roll call vote in favor of adopting the minutes: Kernoschak, Gabel, Wargo, Kathenes, Larena, Lytle, and Hankins. Abstaining: LaBar.

Old Business:

#ZB15-001 Sarabjit Singh, Block 3700, Lot 400; Block 3701, Lot 100

Chairman Gabel stepped down and Mr. Kathenes will chair this portion of the meeting. He reviewed tonight's procedure with the public.

Richard Keiling, Esq. was present on behalf of the Applicant. He reviewed where they left off at the last meeting and he stated that soil testing was done. He also submitted a copy of the well record, which was marked as an Exhibit:

A-6 Well record, dated 6/19/07

Jasvinder Arjani was then sworn in and he presented his qualifications as an Architect. He went on to display Exhibit A-1, C-4.2 Exterior Elevation drawing dated 12-24-14 and C-4.3 Floor Plan of the proposed food market dated 12-24-14. He described: the site and the proposed project; the items that will be sold at the proposed convenience store, the design, the floor plan, and interior and exterior materials that are being proposed for the convenience store. He reviewed the proposed signage on the building and the electronic message boards and the proposed lighting. He then described the proposed free standing sign that will be seen from Route 80 and the proposed balloon test. Mr. Arjani reviewed all of the signs being proposed. Board Engineer Rodman stated that there will be variances needed for signage. Mr. Arjani continued to review and addressed the proposed signs. The Board continued to question the proposal, which was addressed by Mr. Arjani.

The hearing was opened to the public for questions of Mr. Arjani.

Jody Keegan asked who maintains the access road today and who will maintain it in the future. She stated her concern over the one entrance and exit. She also questioned the large sign that will be seen by the neighbor. (Mr. Green arrived at 8:14 p.m.) She asked if there would be a functional kitchen and she questioned the traffic circulation when there are tractor trucks fueling.

Peter Peterson asked how many signs are being proposed and he also questioned the internal traffic circulation when the tractor trailers are fueling.

Joseph Yokaitis questioned the amount of lightening and he stated his concern over the glare and traffic backing up in front of his home.

Monica Sobon questioned the slope and whether there are retaining walls proposed. Mr. Arjani stated that they adjusted the slopes.

Mr. Peterson questioned the lighting in the parking lot.

With there being no further public questions, the hearing was closed to the public.

Jason Panetta was sworn in and he testified to his qualifications and he stated that he will be involved in the installation, maintenance, testing, and inspection of the site. The following was submitted and marked as an Exhibit:

A-7 C-3 Technologies Binder, undated, Information that covers Installation, Maintenance, Testing and Monitoring Manuel

Mr. Panetta went on to describe the pages in the Binder describing the proposed system, the monitoring, and testing technology. He reviewed the DEP inspections, compliance, and fines. Board Attorney Thomas questioned the numerous options and he asked if Mr. Panetta could provide the Board with a list of recommended options. He also confirmed that the site will have a Binder that will reflect all of the systems/items for the specific site. Mr. Arjani stated that there will also be a set of plans that will reflect the site systems. Mr. Panetta continued to review the remainder of the binder and the testing that will be done that can be inspected by the DEP and the Township. He stated that there will be requirements for Training.

At 9:00 p.m. the meeting took a break. The meeting resumed at 9:17 p.m.

The hearing was then opened to the Board Members for questions of Mr. Panetta. Mr. Green questioned the monitoring of the piping/pumping system, which was addressed by Mr. Panetta. Ms. Kernoschak questioned the tank and the high water table, which was addressed by Mr. Panetta. Attorney Keiling asked if Mr. Panetta could provide the weight of the balusters and concrete blocks that would be installed to hold down tanks.

The hearing was opened to the public for questions of Mr. Panetta.

Peter Peterson asked if there is a conflict of interest that one person/company is doing all of the work. He also asked if the local building department has the expertise to inspect this type of construction.

David Ray asked about who selects the spectrum of sensitivity in the monitoring system, which was addressed by Mr. Panetta.

Jodi Keegan asked how the system would detect if there was a leak in water and if a monitoring well could be installed and she asked about the failure rate in components, which Mr. Panetta addressed.

Christine Rusin asked about the buoyancy of the tanks in a high water table and she asked if the straps are sufficient. Mr. Panetta stated that the straps are used during installation and the concrete will hold the tanks down.

Mr. Keiling questioned the leak detection and alarm system, which Mr. Panetta addressed.

John Lukas asked who starts the system back up again if the system were to shut down. Mr. Panetta stated that it would have to be someone that is familiar with the system.

With there being no further public comments, the hearing was closed to the public.

Ms. Kernoschak questioned the soil samples that were taken where water was detected, which Attorney Keiling addressed. Mr. Larena asked if there is off site monitoring. Mr. Panetta stated that there is an off-site monitoring capability. Mr. Green questioned the protocol and how a leak is detected and corrected, which Mr. Panetta addressed.

The Board discussed with the Applicants, which experts will be testifying at the January 7th, 2016 meeting. Mr. Keiling agreed to an extension of time until the end of January 2016. Board Attorney Thomas announced to the public that there will be an opportunity to ask questions and make comments at the next meeting.

Vouchers:

Dolan & Dolan

Re: Singh	\$ 840.25
Re: General	51.63

Mr. Larena made the motion to pay the vouchers. Motion seconded by Mr. Hankins. Roll call vote in favor: Kernoschak, Green, Wargo, Kathenes, LaBar, Larena, Lytle, and Hankins. Abstaining: Gabel

Report from Planning Board:

Board Attorney Thomas summarized the status of the Cemetery Application before the Planning Board. The Board Secretary stated that the Board will reorganize at the January meeting.

Other Business:

Annual Report

Deferred

Open to the Public:

The meeting was opened to the public, for non-agenda items.

Ms. Rusin asked if it customary to have a court reporter in attendance. Board Attorney Thomas stated that it is customary for larger applications.

With there being no further comment, the meeting was closed to the public.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting.

Respectfully Submitted:

Alfia Schemm
Board Secretary

1/29/16