

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
FEBRUARY 4, 2016**

The monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:30 p.m. at the Hope Township Municipal Building with the following Board Members present: Tom Gabel, Carol Kernoschak, Brian Kathenes, Jan Wargo, Gary Green, and Alt #1 Cathie LaBar. Board Members absent: Alt#2 Anthony Lytle, Gil Hankins, and Steve Larena. Also present were Board Engineer Ted Rodman, Board Attorney Roger Thomas, 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 on the Township Bulletin Board.

Approval of Minutes:

Mr. Kernoschak made the motion to adopt the minutes of January 7, 2016. Motion seconded by Mr. Kathenes. Discussion on the motion: Ms. Kernoschak noted two typographical errors. Chairman Gabel asked if alternate septic sites were identified during the Singh hearing, if it was noted whether there would be traffic testimony provided, and if it was the Applicant's requested to defer the hearing until the Board's March meeting. Board Secretary Schemm stated that it is her recollection that the Applicants did not specifically indicate alternate septic sites, Attorney Keiling did mention possibly providing traffic information, and Attorney Keiling requested that the hearing be carried to the Board's March meeting. Chairman Gabel also noted a spelling correction. Roll call vote in favor: Kernoschak, Wargo, Kathenes, LaBar, Gabel, and Green.

New Business:

#ZB15-002 John Davidowitch, Block 4900, Lot 201

Dominick Santini, Esq. was present on behalf of the Applicant. He stated that his client wishes to replace an existing shed with a new garage. He reviewed the variances for a front yard and side yard setback, along with a variance for a structure in a front yard. Attorney Santini stated that a new drawing was submitted, dated 1-18-16, addressing some of the deficient items noted at last month's meeting. Several copies of the revised plans were shared with the Board.

John Davidowitch was sworn in and the Applicants and the Board went on to review the modifications made to the plan. He stated that the existing shed will be removed and replaced with the proposed garage. The following was submitted and marked as an exhibit:

- A-1 Color Scheme of the proposed accessory building
- A-2 Photograph of the actual style of the proposed accessory building.

Mr. Davidowitch stated that the proposed garage would store a vintage car and other items. He described the materials to be utilized in the construction of the proposed building. Chairman Gabel reviewed the Environmental Commission's report and he asked if the Applicant would be agreeable to sealing the concrete floor. The Applicant stated that he would have no problem with sealing the floor. He stated that he did review the proposal with his neighbor Douglas Powers, Block 4900, Lot 206, and he stated that he had no concerns. The Board and the Applicants continued to review the proposal.

The hearing was opened to the public. With there being no public comment, the hearing was closed to the public.

Board Attorney Thomas reviewed the possible conditions of an approval.

Mr. Green made the motion to approve the application as presented and discussed this evening. Motion seconded by Ms. LaBar. Roll call vote: Kernoschak, Wargo, Kathenes, LaBar, Gabel, and Green.

Board Attorney Thomas reviewed the procedure in regards to the adoption of the Resolution.

Old Business:

ZB#14-002 Peter Jonsson, Block 100, Lot 1700

Peter Jonsson was sworn in and he requested that his application be reinstated. Board Secretary Schemm confirmed that the Applicant did provide notice. Mr. Jonsson reviewed the DEP findings and his revised plan. The Board continued to review the proposal and Board Engineer Rodman's January 29, 2016 report. Board Engineer Rodman questioned the parking of the RV and the removal of the temporary structure. The Board continued to address the proposal. The following was submitted and marked as Exhibits:

- A-1 Proposed Garage Sketch with the one garage door
- A-2 6 Photographs taken by Board Engineer Rodman on 2/1/16

The Board discussed the excavation and the wall with the Applicant. The Board continued to discuss the proposal.

Chairman Gabel noted that there was no one in the public.

Board Attorney Thomas reviewed the possible conditions of an approval: the garage door should be constructed as per Exhibit A-1 and the granting of the variance for a garage located in the front yard.

Ms. Wargo made the motion to approve the application as presented and discussed this evening. Motion seconded by Mr. Kathenes. Roll call vote in favor: Kernoschak, Wargo, Kathenes, LaBar, Gabel, and Green.

Vouchers:

	Dolan & Dolan	
Re: Singh		\$ 65.74
	Leggette, Brashears & Graham	
Re: Singh		\$ 293.25
	Heyer, Gruel & Associates	
Re: Singh		\$297.50
	NJPO	
Re: Annual Dues		\$185.00

Ms. Kernoschak made the motion to pay the vouchers. Motion seconded by Mr. Green. Discussion on the motion: Chairman Gabel questioned the NJPO voucher, which was briefly discussed with the Board. Roll call vote in favor: Kernoschak, Wargo, Kathenes, LaBar, Gabel, and Green.

Report from Planning Board

Board Attorney Thomas and Board Engineer Rodman reviewed the status of the St. John the Baptist Church application before the Planning Board.

Annual Report:

Board Secretary Schemm stated that the Board has carried this matter as the Board may have recommendations to make to the Governing Body. The Board agreed to defer this matter until they receive information from Board Engineer Rodman.

Other:

Chairman Gabel questioned whether the laws pertaining to cellular towers have changed. Both Board Attorney Thomas and Board Engineer Rodman reviewed the new criteria in regards to cellular tower submissions and approvals.

Board Engineer Rodman went on to distribute the Getchell report that was received. The Board discussed the procedure in retaining experts and relying on the testimony provided at the hearing.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 8:30 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
7/7/16