

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
MAY 5, 2016**

The monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:31 p.m. at the Hope Township School with the following Board Members present: Carol Kernoschak, Tom Gabel, Brian Kathenes, Jan Wargo, Gary Green, Alt #1 Cathie LaBar, Alt#2 Anthony Lytle, Gil Hankins, and Steve Larena. Also present were Board Engineer Ted Rodman, Board Attorney Roger Thomas, Board Planner Fred Heyer, 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:

Ms. Kernoschak made the motion to approve the minutes of April 7, 2016. Motion seconded by Mr. Larena. Roll call vote in favor: Roll call vote in favor: Kernoschak, Wargo, LaBar, Green, Larena, Hankins, and Lytle. Abstaining: Gabel and Kathenes.

Ms. Kernoschak made the motion to approve the minutes of February 4, 2016. Motion seconded by Mr. Kathenes. Roll call vote in favor: Kernoschak, Wargo, LaBar, Gabel, Kathenes, and Green. Abstaining: Larena, Hankins, and Lytle.

Memorializing Resolutions:

#ZB16-001 Robert Zuker, Block 2600, Lot 100

A correction was noted in the draft Resolution, where the Applicant is the Tenant not the Owner.

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

Completeness:

#ZB -16-002 Jay and Fern Hill, Block 700, Lot 1104

Board Engineer Rodman reviewed his report of April 17, 2016 and he recommended that the Board grant the waivers and recommend the application be deemed complete and scheduled for a hearing.

Mr. Kathenes made the motion to grant the waivers and deem the application complete. Motion seconded by Mr. Larena. Roll call vote in favor: Kernoschak, Wargo, Green, Larena, Hankins, Kathenes, and Gabel. Not eligible Alternates: Lytle and LaBar.

Old Business:

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

Chairman Gabel recused himself and sat in the audience. Mr. Kathenes will chair this portion of the meeting and he reviewed the procedure for the evening.

Richard Keiling, Esq. was present on behalf of the Applicant and he read into the record a letter from the Hope Volunteer Fire Department. The following was submitted and marked as an Exhibit:

A-17 Letter from Hope Volunteer Fire Department, dated 4/19/16

Board Attorney Thomas stated that the revised submission should be marked as an Exhibit. The following was submitted and marked as an Exhibit:

A-18 Revised Plans, dated April 19, 2016.

Jasvinder Arjani was present and he acknowledged that he was still under oath. The following was submitted and marked as an Exhibit:

A-19 Rendered Landscaping Plan, dated May 5, 2016

He reviewed the revisions to the latest plans. He stated that the truck fueling canopy was removed and there will be no tractor trailer fueling. He stated that there will be 6 dispensers for gasoline and the impervious coverage was reduced. He reviewed the tank location, parking, and there are now three doors being proposed for the convenience store. He stated that the size of the sign was reduced; however, they still need a variance for the number of signs.

The hearing was opened to the public.

Pete Peterson questioned the number of variances that were being requested, which was addressed by the Applicants.

Jodi Keegan questioned the gas tanks, future modifications to the plan for tractor trailers, the free standing sign, and the size of the convenience store, which was addressed by the Applicants.

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

Mr. Larena questioned the size of the convenience store on the size of the lot.

Board Attorney Thomas confirmed that the Engineer and Planner will be present at the June 2nd meeting. He announced that this matter will be carried to the Board's June 2nd meeting, without further public notice. It was also confirmed that the meeting will be continued to be held at the School to accommodate the public. Attorney Keiling agreed to an extension of time through the June meeting.

Chairman Gabel resumed his position on the Board.

Vouchers:

	Dolan & Dolan	
Re: Singh		\$624.20
Re: Singh		\$ 93.09
Re: Jonsson		\$628.59
Re: Davidowitch		\$450.09
	Leggette, Brashears & Graham	
Re: Singh		\$879.21
Re: Singh		\$874.93
	Heyer, Gruel & Associates	
Re: Singh		\$297.50
	Rodman Associates	
Re: General		\$ 65.00
Re: Davidowitch		\$292.50

Re: Singh	\$162.50
Re: General	\$ 32.50
Re: Jonsson	\$292.50
Re: Davidowitch	\$195.99

Ms. Kernoschak made the motion to pay the vouchers. Motion seconded by Mr. Green.
 Roll call vote in favor: Kernoschak, Wargo, Green, Larena, Hankins, and Kathenes.
 Abstaining: Gabel. Not eligible Alternates: Lytle and LaBar

Report from Planning Board

Board Attorney Thomas stated that the Planning Board adopted the St. John the Baptist Church resolution at the April meeting. There is nothing new to report.

Annual Report:

Board Engineer Rodman's reviewed the recommendations to be attached to the 2014 Annual Report.

Mr. Kathenes made the motion to adopt both the 2014 Annual Report with the recommendations, along with the 2015 Annual Report. Motion seconded by Mr. Green.
 Roll call vote in favor: Kernoschak, Wargo, Green, Larena, Hankins, and Kathenes.
 Abstaining: Gabel. Not eligible Alternates: Lytle and LaBar

Other

Chairman Gabel suggested an alternate configuration for the next meeting.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
 Board Secretary
 7/7/16