

**MINUTES-MEETING  
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MAY 7, 2020**

The monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:44 p.m., via the Zoom Virtual Meeting platform and teleconferencing. The following Board Members present: Tom Gabel, Brian Kathenes, Steve Larena, Christopher Smith, Gary Green, Carol D'Ottavio, and Shawn Patton. Board Members Absent: Gil Hankins and Brad Bartow. Also present: Board Attorney Roger Thomas, Board Engineer Ted Rodman, and Board Secretary Alfia Schemm. Mr. Larena and Mr. Smith were administered the oath of office.

The meeting was called to order by Board Attorney Thomas 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 Newspapers.

**Designation of the Official Newspaper:**

Board Secretary Schemm stated that the Star Gazette is no longer being published as of 3/31/20, and the Governing Body will be designating the Express Times NJ Zone edition to replace the Star Gazette.

Mr. Kathenes made the motion to designate the Express Times NJ Zone edition to replace the Star Gazette, same as the Governing Body. Motion seconded by Mr. Larena. Voice vote in favor: Kathenes, Green, Patton, D'Ottavio, Gabel, Smith, and Larena

**Approval of Minutes:**

Mr. Patton made the motion to adopt the minutes of February 2, 2020. Motion seconded by Mr. Kathenes. Voice vote in favor: Kathenes, Gabel, Green, D'Ottavio, and Patton. Abstaining: Larena and Smith

**Hearing:**

**#ZB19-001 Robert Carson, Block 500, Lot 711**

Robert Carson and Kenneth Dykstra were both sworn in. Mr. Dykstra went on to review the existing non-conforming conditions (home, shed and wood burning furnace) and the proposed deck, patio, and pool in the rear yard, which was discussed with the Board at great length. Chairman Gabel asked about permeable pavers versus the proposed impermeable paver patio, which could impact the coverage variance being requested. Both Mr. Dykstra and Mr. Carson described the topography of the property, the drainage, and the esthetics of their proposal. The Applicants stated that they could work the details out with the Board Engineer prior to construction, if necessary. Board Engineer Rodman stated that the Applicants could also supply drainage calculations, if required. Chairman Gabel reviewed the Ordinance requirements.

Board Attorney Thomas reviewed the public participation procedure for the Zoom meeting with Board Secretary Schemm, who noted that there is no public present. Board Attorney Thomas noted that with there being no public present, the meeting was opened and closed to the public, with no public present.

Board Attorney Thomas then summarized the proposal. Board Engineer Rodman suggested that the Applicant provide details on the pavers being proposed. Board Secretary Schemm asked if Mr. Bartow's, concerns from the February completeness

meeting need to be addressed, which was then discussed with the Board.

Mr. Larena made the motion to grant the approval. Motion seconded by Mr. Smith. Discussion on the motion: Board Attorney Thomas asked if there should be any other conditions of approval, besides the payment of fees, etc..., which the Board discussed. Mr. Larena stated that he is not in favor of any other conditions and several Board Members agreed. Board Attorney Thomas summarized the motion. Roll call vote in favor: Kathenes, Gabel, Green, D'Ottavio, Patton, Larena and Smith

The Board then went on to discuss the timeline in adopting the Resolution and commencing construction.

**Vouchers:**

	<b>Rodman &amp; Associates</b>	
Re: General		70.00
Re: Carson		385.00
	<b>Dolan &amp; Dolan</b>	
Re: General		106.39
Re: Carson		174.15

Chairman Gabel made the motion to pay the vouchers. Motion seconded by Mr. Larena. Discussion on the motion: Mr. Kathenes asked if the vouchers were distributed, prior to the meeting. Roll call vote in favor: Gabel, Green, D'Ottavio, Patton, Larena and Smith. Abstaining: Kathenes

**Other Business:**

**Planning Report**

Board Attorney Thomas noted that there is no planning report.

**Adjournment:**

With there being no further business a motion was made and seconded to adjourn the meeting at 8:46 p.m. Voice vote in favor: Gabel, Green, D'Ottavio, Patton, Larena, Kathenes, and Smith.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
5/31/20