

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
AUGUST 6, 2020**

The monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:30 p.m., via the Zoom Virtual Meeting platform and teleconferencing. The following Board Members were present: Gil Hankins, Shawn Patton, Steve Larena (arriving at 7:46 p.m.), Brian Kathenes, and Gary Green. Board Members Absent: Tom Gabel, Christopher Smith, Carol D'Ottavio and Brad Bartow. Also present: Board Attorney Roger Thomas, Board Engineer Ted Rodman, and Board Secretary Alfia Schemm.

The meeting was called to order by Vice Chairman Kathenes 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.

Approval of Minutes:

Mr. Green made the motion to adopt the minutes of June 4, 2020. Motion seconded by Mr. Kathenes. Roll call vote in favor: Kathenes and Green. Abstaining: Patton and Hankins.

Completeness:

#ZB19-002 Smith Hennion and Associates, LLC, Block 3700, Lot 300

Board Attorney Thomas and Board Engineer Rodman reviewed the completeness. Board Attorney Thomas stated that notice was provided.

Mr. Patton made the motion to grant the waivers and to deem the application complete. Motion seconded by Mr. Green. Voice vote in favor: Kathenes, Green, Patton and Hankins.

Hearing:

#ZB19-002 Smith Hennion and Associates, LLC, Block 3700, Lot 300

Jennifer Stiansen was sworn in and she stated that she is a co-owner and she went on to address the request for a use variance to permit a residential use. She stated that the property has been for sale and there has been no commercial use interest in the property. She stated that they no longer live in the area and it has become difficult to maintain. She went on to state that they do have a residential buyer. Chairman Kathenes stated that he was advised that there are only four Board Members present at this time and this application is for a use variance which requires five affirmative votes. Board Secretary Schemm stated that she will try to contact another Board Member. Steve Larena arrived via Zoom. Board Attorney Thomas and Ms. Stiansen reviewed the testimony that was already provided and Ms. Stiansen continued to provide testimony for the use variance, which was reviewed with the Board.

The hearing was then opened to the public.

Richard Roncoroni was sworn in and he stated that he has property in the POP zone and he stated his concern over a possible conflict over the different uses. Ms. Stiansen stated that the potential buyer has been advised both verbally and in writing that the property is located in the POP Zone.

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

Board Attorney Thomas reviewed and summarized the proofs necessary for a Use Variance.

Mr. Green made the motion to grant the variance. Motion seconded by Mr. Patton. Discussion on the motion: Mr. Larena asked if the property could be used as a mixed use. Board Attorney Thomas stated that that would be a future application. Roll call in favor: Kathenes, Green, Larena, Patton and Hankins.

Ms. Stiansen asked if she could obtain a letter outlining tonight's action so that the buyer can commit to their mortgage. Board Attorney Thomas stated that he can provide a letter.

Vouchers:

Rodman-General	\$ 105.00
Rodman-Carson	\$ 140.00
Dolan & Dolan-Carson	\$ 1048.15
Dolan & Dolan-Smith	\$ 76.90

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

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 8:16 p.m. Voice vote in favor: Kathenes, Green, Larena, Hankins, and Patton.

Respectfully Submitted:

Alfia Schemm
Board Secretary
8/31/20pm