

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
APRIL 2, 2015**

The reorganization meeting and 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: Carol Kernoschak, Brian Kathenes, Jan Wargo, Gary Green, and Gil Hankins. Board Member absent: Tom Gabel. Also present were Engineer Ted Rodman, Attorney Roger Thomas, and Secretary Alfia Schemm.

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 Newspaper.

Reorganization:

Nomination of Chairman

Attorney Thomas called for nominations for Chairman. Ms. Kernoschak made the motion to nominate Tom Gabel as Chairman. Motion seconded by Mr. Green. Attorney Thomas asked if there were any other nominations. With there being no other nominations, the nominations were closed. Roll call vote in favor: Kernoschak, Kathenes, Green, Wargo, and Hankins.

Nominations for Vice Chairman:

Attorney Thomas called for nominations for Vice Chairman. Ms. Kernoschak made the motion to appoint Brian Kathenes as Vice Chairman. Motion seconded by Mr. Hankins. Attorney Thomas asked if there were any other nominations. With there being no other nominations, the nominations were closed. Roll call vote in favor: Kernoschak, Wargo, Green, and Hankins. Abstaining: Kathenes

Adoption of Meeting Dates

Mr. Green made the motion to adopt the meeting dates for the year as distributed. Motion seconded by Ms. Wargo. Roll call vote in favor: Kernoschak, Green, Wargo, Kathenes, and Hankins.

Adoption of 2015 Open Public Meeting Act-Resolution

Mr. Green made the motion to adopt the Resolution complying with the Open Public Meetings Act. Motion seconded by Ms. Kernoschak. Roll call vote in favor: Kernoschak, Wargo, Green, Kathenes, and Hankins.

Adoption of Resolution - Professional Services

Ms. Kernoschak made the motion to adopt the Resolution. Motion seconded by Mr. Hankins. Roll call vote in favor: Kernoschak, Green, Wargo, Kathenes, and Hankins.

Appointment of Board Secretary

Mr. Green made the motion to appoint Alfia Schemm as the Board Secretary. Motion seconded by Ms. Wargo. Roll call vote in favor: Kernoschak, Green, Wargo, Kathenes, and Hankins.

Approval of Minutes:

Ms. Kernoschak made the motion to adopt the minutes of September 4, 2014. Motion seconded by Ms. Wargo. Roll call vote in favor: Kernoschak, Green, Wargo, Kathenes, and Hankins.

Completeness:

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

Richard Keiling, Esq. was present on behalf of the Applicant. He noted that the subject property received approvals for a strip mall several years ago. He stated that they are applying for a gas station with a convenience store. He asked that the Board deem the application complete, so that they can start the hearing. Board Engineer Rodman stated that in speaking with Chairman Gabel, there was a concern over the location of the wells. He recommended that it be waived for completeness with the understanding that it would be provided. Board Attorney Thomas reviewed that the Board can grant waivers and deem the application complete, with the understanding that the Board can always request the waived items, if they are deemed necessary and appropriate for review.

Ms. Kernoschak made the motion to deem the application complete, however, she stated that the road is not identified correctly and should be corrected. Motion seconded by Mr. Hankins. Discussion on the motion: Board Engineer Rodman discussed the Natural Resource Inventory and the Environmental Impact Statement. He stated that the application should be submitted to the Environmental Commission for their comment and review. Mr. Green questioned some of the waivers being requested. He stated that he would like the Applicant to address: the location of the storage tanks, the aquifer, the design of the tanks, and precautions for accidental spillage. Board Engineer Rodman stated that additional information should be provided. Roll call vote in favor: Kernoschak, Green, Wargo, Kathenes, and Hankins.

Board Attorney Thomas stated that there will have to be a determination of whether the application is a D-1 or a D-3 variance. The Applicant is also requesting bulk variances.

Attorney Keiling then reviewed the items to be addressed: the correction of the road identification, location of wells and septic on adjacent properties, natural resources: bedrock depths, etc., and location of storage tanks-safety precautions and tank design.

The Board Secretary stated that she will leave a copy of the submission with the Environmental Commission.

Vouchers:

	NJ Planning Officials	
Re: Dues		180.00
	Sally Rausa	
Re: Escrow Refund		536.04
	Dolan & Dolan	
Re: Rausa		213.96
Re: Jonnsson		296.89
Re: Jonnsson		210.26
	Rodman & Associates	
Re: Malik		248.00
Re: General		62.00
Re: Jonnsson		527.00

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

Planning Board Update:

Board Attorney Thomas advised the Board that there will be a joint meeting between the Planning Board and the Township Committee, next Monday in Executive Session as there is pending litigation, to discuss the latest Court decision pertaining to COAH.

Other Business:

Annual Report

It was noted that there may be some possible recommendations to make in the Annual Report in regards to some Ordinance conflicts, that came up during the hearings heard in 2014. Board Engineer Rodman recommended that the Board defer the adoption of the Annual Report so that he can review the matter.

Open to the Public:

Margo Bliven asked about the Township's Housing obligation, which was addressed by Board Attorney Thomas.

Jennifer Wallace of the Environmental Commission stated that they are pleased to know that they will have an opportunity to review the Board's applications and provide comments.

The Board discussed the hearing procedure with 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