

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
JUNE 5, 2014**

The monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:34 p.m. at the Hope Township Municipal Building with the following Board Members present: Carol Kernoschak, Brian Kathenes, Jan Wargo, and Gil Hankins. Board Members Absent: Tom Gabel and Gary Green. Also present were Board Engineer Ted Rodman, Alternate Board Attorney Michelle Corbett-Rivielle, 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 stated 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.

Approval of Minutes:

Ms. Kernoschak made the motion to adopt the minutes of May 1, 2014. Motion seconded by Ms. Wargo. In a voice vote in favor: Kernoschak, Wargo, Kathenes, and Hankins.

New Business:

ZB #14-001 Mark Malick, Block 1600, Lot 1900

Alternate Board Attorney Corbett-Rivielle stated that it has come to her attention that Mt. Hermon Road is a County Road and it is her understanding that the County was not noticed. She stated that she feels that the Board can proceed this evening; however, not vote on the matter, until next month, to allow the Applicant an opportunity to provide notice to the County for the July meeting. She stated that the Board can also authorize the preparation of a Resolution for the Board to adopt at next month's meeting, if they are so inclined. At the July meeting, the Board can open the hearing to the public and if there is no comment, the hearing can be closed, a vote can be taken, and the resolution can be adopted. She stated that next month's meeting is scheduled for July 3rd and it is important that the Board Members that are present this evening, are also present next month. Board Secretary Schemm stated that Mr. Green and Chairman Gabel could also listen to the audio of this meeting and certify that they are eligible to vote on the matter at the July meeting. Board Secretary Schemm stated that she did review the notice, however, it was not until tonight, that she realized that Mt. Hermon Road is a County Road.

Paul Nusbaum Esq. was present on behalf of the Applicant. He reviewed the requested variance for the height of the proposed barn.

Mark Malick was sworn in and he stated that he wishes to construct the barn to house his classic cars. It was noted that the Applicant did receive a variance for a proposed barn, in the past; however, it was never constructed. The following was submitted and marked as an exhibit:

- A-1 Photograph of proposed barn
- A-2 Lot Coverage Dimensions
- A-3 WC Soil Conservation District Exemption, dated 6-5-14

The Board discussed the proposal with the Applicant and they reviewed the possible conditions of an approval.

The hearing was opened to the public.

Paul Zorn stated that he is closest neighbor and he has no objection to the proposal.

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

The Board then went on to discuss the procedure and Attorney Corbett-Rivielle announced that this matter is being carried to the Board's July 3rd meeting.

Vice Chairman Kathenes reviewed the possible conditions of an approval.

Ms. Kernoschak granted the Board Attorney the authority to prepare a draft Resolution, for the July meeting, for the Board's consideration. Motion seconded by Mr. Hankins. In a voice vote in favor: Kernoschak, Wargo, Kathenes, and Hankins.

Correspondence:

- 1) 5-12-14 Hope Environmental Commission, Re: Malick Application

The correspondence was noted during the hearing process.

Vouchers:

	Dolan & Dolan	
Re: General		217.79
	Rodman & Associates	
Re: General		62.00
Re: Malick		372.00

Ms. Kernoschak made the motion to approve the vouchers. Motion seconded by Ms. Wargo. In a roll call vote in favor: Kernoschak, Wargo, Kathenes, and Hankins.

Report from Planning Board:

Board Secretary Schemm and Board Engineer Rodman stated that the Planning Board is reviewing Signs/Digital Billboards and Non-Household Animals.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 8:20 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary