

**MINUTES-MEETING  
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
AUGUST 6, 2015**

The 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: Tom Gabel, Anthony Lytle, Cathie LaBar, Carol Kernoschak, Brian Kathenes, Steve Larena, Jan Wargo, Gary Green, and Gil Hankins. Also present were Board Engineer Ted Rodman, Board Attorney Roger Thomas, Board Planner Fred Heyer, and Board Secretary Alfia Schemm. The oath of office was administered to: Steve Larena, Cathie LaBar, and Anthony Lytle.

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.

**Approval of Minutes:**

Ms. Kernoschak made the motion to adopt the minutes of July 2, 2015. Motion seconded by Mr. Green. Roll call vote in favor: Kernoschak, Gabel, Green, Wargo, Kathenes, and Hankins. Abstaining: Larena, LaBar and Lytle.

**New Business:**

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

Chairman Gabel recused himself and he sat in the audience. Vice Chairman Kathenes will chair this portion of the meeting and he reviewed the procedure for tonight's hearing.

Richard Keiling, Esq. was present on behalf of the Applicant. He stated that he had a conversation with Board Engineer Rodman and Board Attorney Thomas and he stated that although Board Planner Heyer is present this evening, he thought that there would be no planning testimony tonight. Board Attorney Thomas and Board Engineer Rodman stated that their conversation pertained to the Hydrogeologist. Attorney Keiling stated that he stands corrected. He went on to state that he is not sure if the new Board Members have had an opportunity to review the audio of the June meeting, so they are prepared to repeat the limited testimony that was provided at the June meeting.

Calisto Bertin was sworn in and he provided his education, qualifications, and experience as an Engineer. He displayed the rendered plan, which was marked as Exhibit A-1, at the June 4th meeting. He described the proposed gas station/fueling operation, convenience store, parking, traffic circulation, trash enclosures, the four employees that will be employed, the retaining wall, and lighting. Attorney Keiling described the various businesses in the neighborhood. Engineer Bertin addressed the drainage, the stormwater control, and the water quality treatment being proposed. He then went on to address the proposed landscaping. He stated that they could plant additional landscaping to attenuate any noise being produced by the condensers. He addressed the directional/traffic control signage being proposed and he stated that the Applicant would be willing to accommodate additional signage if needed. He displayed C-4.1 and he addressed the signage being proposed, which exceed the Ordinance Standards. He addressed the diesel pumps and he stated that their operation is geared to local diesel traffic and not Interstate/National Truckers, as they do not have any truck parking. He then described the double walled fiberglass underground fuel tanks being proposed and the testing, monitoring, and safety measures/precautions taken to limit spills, overfills,

and leaks. He stated that they meet and exceed the DEP requirements. He then submitted a copy of the Regulations, which was marked as an Exhibit:

A-2 Underground Storage Tank System Regulations

Engineer Bertin then addressed the traffic circulation off of Route 521 and any noise generated by the proposal. He stated that there will be no dust generated and he described the vapor recovery system. He stated that their safety proposal is redundant to make sure there are no leaks. He went back to review the lighting being proposed under the canopy to allow for transactions and to address safety. The Applicants reviewed Board Engineer Rodman's concerns and comments in the May 29, 2015 report. He stated that they have submitted to the WCPB and would comply with all outside agency approvals. He stated that they will sell service station items in the Convenience Store. Board Engineer Rodman asked if the Applicant's Planner will address the variances being requested. Attorney Keiling stated that the Planner will address the variances. Board Engineer Rodman noted the items in his report; which still need to be addressed. Engineer Bertin stated that he is currently working on another service station site in Knowlton and they are using similar materials and product as being proposed in this project. He stated that the stub road will have to be brought up to Municipal and County standards. Mr. Larena had a question in regards to monitoring wells on the site and a barrier for accidental spillage. Engineer Bertin stated that the water monitoring is normally done by the Operator. Mr. Larena asked if the employees will be trained to deal with emergency issues. Mr. Lytle questioned protecting the diesel dispensers. Board Engineer Rodman questioned the wetlands delineation and getting approved plans. Mr. Kathenes questioned the detention basin and the residents that are adjacent to the subject property, where the motorists on Route 80 will see the proposed sign, overflow protection, residents that reside across the street, and if there was any testimony from the Fire Department. Board Attorney Thomas asked what the nature of the convenience store will be.

The hearing was opened to the public.

Chris Maier questioned the pumping of the various grades of fuel from the dispenser and whether there will be an emergency generator to handle all of the safety monitoring in the case of a power loss.

Diana Yokaitis asked if a traffic study has been done to determine whether turns into the site can be made safely.

Larry Liguori asked if the proposed sign that will be seen from Route 80 will cycle diesel prices and regular prices. He questioned the set back requirements for Beaver Brook and whether DOT approval will be required.

Peter Peterson questioned the stacking and cuing of trucks, idling, test pits and whether the underground tanks will be beneath the water table. Engineer Bertin stated that it is not uncommon for tanks to be constructed in water. Mr. Peterson asked about perc tests, runoff and flooding, and the limestone.

Steven Flynn questioned the lifespan of the fiberglass tanks. Engineer Bertin stated the industry standards is 30 years. Mr. Flynn asked how the drainage will flow from the

service station to the detention basin and who will be responsible to maintain the flow of the drainage.

Jody Keegan questioned the detention basin, how many gallons will be dispensed, the pipe material between the tanks to the dispenser, the number of the bathrooms being proposed, the location of the septic system, the water quality location, the well location, and will the Owner be able to turn off the alarm system. Board Attorney Thomas asked about circumventing the system and/or turning off the monitoring system.

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

Mr. Lytle questioned the changing out of the tanks, which was addressed by Engineer Bertin.

Mr. Larena questioned the balloon test for the proposed sign.

The hearing was opened to the public again.

Chris Rusin had a question regarding the hazards of self service and if the proposed diesel pumps are open for discussion. The Applicants stated that the diesel pumps are part of the application.

Peter Peterson questioned whether the yearly inspections and monitoring compliance is adequate. Board Attorney Thomas also commented to the possibility of there being Township inspections to review water quality at the expense of the Operator.

Board Engineer Rodman reviewed the minutes of the last meeting and it was noted that the Fire Department Representative only asked if the Fire Trucks could be accommodated at the site.

Attorney Keiling provided the Board with a copy of a Site Plan Map and Resolution, which indicates that a use variance is not required for the detention basin. The following was marked as an exhibit:

- A-3 Resolution, approval date 10-02-03
- A-4 Map, Rev 6-24-04

Board Attorney Thomas announced that this matter will be carried to the Board's September 3rd meeting , without further notice.

**Correspondence:**

None

**Vouchers:**

	<b><u>Rodman &amp; Associates</u></b>	
Re: Singh		\$1016.00
Re: General		\$ 63.50
	<b><u>Heyer, Gruel &amp; Associates</u></b>	
Re: Singh		\$1200.00

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

**Other:**

**Property Maintenance**

Chairman Gabel questioned whether there is a property maintenance ordinance within the Township.

Mr. Hankins indicated that he will not be present at the September meeting.

**Open to the Public:**

The meeting was opened to the public, for non-agenda items. With there being no comment, the meeting was closed to the public.

**Planning Board Update:**

None

**Other Business:**

**Annual Report**

Deferred

**Adjournment:**

With there being no further business a motion was made and seconded to adjourn the meeting.

Respectfully Submitted:

Alfia Schemm  
Board Secretary