

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
SEPTEMBER 4, 2014**

The monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:31 p.m. at the Hope Township Municipal Building with the following Board Members present: Carol Kernoschak, Gary Green, Jan Wargo, Brian Kathenes, Tom Gabel, and Gil Hankins. Also present were Board Engineer Ted Rodman, Board Attorney Roger Thomas, and Board Secretary Alfia Schemm.

The meeting was called to order by Chairman Gabel 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 August 7, 2014. Motion seconded by Mr. Green. In a voice vote in favor: Kernoschak, Kathenes, Green, Gabel, and Hankins. Abstaining: Wargo.

New Business:

ZB #14-003 Sally Rausa, Block 2200, Lot 400

Ms. Kernoschak recused herself and sat in the audience. Board Attorney Thomas reviewed that there is no formal completeness for a Certificate of Non-Conformity and he reviewed the proofs/standards necessary to establish a pre-existing non-conforming use. Ms. Rausa stated that she does have a neighbor that is willing to testify to the history of the use of the barn and property. Board Attorney Thomas suggested that Ms. Rausa contact him next week to review the language for the notice that needs to be provided for the October meeting. Ms. Kernoschak resumed her position on the Board.

ZB #14-002 Peter Jonasson, Block 100, Lot 1700

Peter Jonasson was present and he was sworn in. He testified to his request for a variance to allow for the construction of an accessory structure, which was discussed with the Board. Board Engineer Rodman distributed some photographs that he took, which was marked as an Exhibit:

B-1 Seven Photographs, dated 7/31/14

Board Engineer Rodman described the photographs and the Board discussed the visibility of the proposed accessory structure and the Applicant stated that the proposed building will match the existing home.

Chairman Gabel opened the hearing to the public.

Walter Horzepa was sworn in and he stated that the area is visible, trees have been removed, and the existing barn has two dirt driveways. He stated his concern over the snow being pushed into the road and into the wetlands across the street. He also stated his concern over additional drainage. He stated that the Applicant has four driveways already. He described the existing conditions and he stated his concern over the location of the proposed structure and changing the character of the area. Mr. Jonasson stated that he is not proposing any additional driveways and he also addressed the wetlands. The Board continued to discuss the proposal and Mr. Horzepa summarized his concerns.

Chairman Gabel asked if there was any one else wishing to speak. With there being no additional public comments, the hearing was closed to the public.

Ms. Kernoschak asked why the Applicant does not enlarge the existing stone garage, which the Applicant addressed. Board Attorney Thomas stated his concern over the wetlands and he stated that the issue should be reviewed by the DEP. Ms. Kernoschak asked if there has been a review by the Environmental Commission. Board Secretary Schemm stated that she will check with them. Board Engineer Rodman went on to review his report of 7/30/14, which was discussed by the Board. Board Attorney Thomas then addressed the proposal and the proofs required. Mr. Kathenes had several questions regarding the visibility of the proposed building, which Mr. Jonasson addressed. Ms. Wargo questioned the language of the Ordinance pertaining to Garages, Barns, and Garage Doors, which Board Engineer Rodman addressed. He went on to state that he feels that the Ordinance needs some adjusting, which the Board can recommend in their Annual Report, if they want to. The Board discussed whether the proposal would trigger an improvement to the existing driveway, by requiring a paved apron. The Board continued to discuss the proposal and the options that might be available. Mr. Jonasson agreed to withdraw the application at this point. Board Attorney Thomas stated that Mr. Jonasson can reinstate the application by advising the Board in writing by letter and by renoticing. Both the Board and the Mr. Jonasson agreed.

Vouchers:

	Dolan & Dolan	
Re: Malick		203.25
	Rodman Associates	
Re: New Cingular		1612.00
	Engel Towing	
Re: Escrow Refund		1622.50

Board Secretary Schemm stated that she has two additional escrow refund vouchers for the Board's consideration:

	Bardon Goodbody	
Re: Escrow Refund		52.50
	MaryAnn Brown	
Re: Escrow Refund		100.52

Mr. Hankins made the motion to approve the voucher. Motion seconded by Mr. Green. In a roll call vote in favor: Kernoschak, Hankins, Kathenes, Green, Wargo, and Gabel.

Report from Planning Board:

No Activity.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 8:46 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary