

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
OCTOBER 1, 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, Carol Kernoschak, Brian Kathenes, Steve Larena, Jan Wargo, Gary Green, and Gil Hankins. Board Member Absent: Cathie LaBar. Also present were Board Engineer Ted Rodman, Board Attorney Roger Thomas, Hydrogeologist Frank Getchell, 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 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 August 6, 2015. Motion seconded by Mr. Larena. Roll call vote in favor: Kernoschak, Gabel, Green, Wargo, Kathenes, Larena, Lytle, and Hankins.

Old Business:

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

Chairman Gabel stepped down and Vice Chairman Kathenes chaired this portion of the meeting. Mr. Kathenes reviewed the hearing procedure for this evening.

Richard Keiling, Esq. was present on behalf of the Applicant. Robert Zellely, was sworn in and he provided his experience and qualifications as a Hydrogeologist. He described what was reviewed in preparation of his report of September 18, 2015. The following was submitted and marked as an Exhibit:

A-5 Maser Report, dated September 18, 2015.

He testified to fuel stations and tank systems. He reviewed the proposal and he concluded that there would be no negative impact to the area based on the proposed design. The Board had questions in regards to the proposal and how spills are handled.

The hearing was opened to the public for questions of Mr. Zellely.

Elliot Ruga, Policy Director of the NJ Highlands Coalition, located in Booton, questioned the control and safety over truck traffic. Board Attorney Thomas stated that he feels that the question would be better addressed by the Design Engineer.

Peter Peterson questioned what would happen if the straps were to break, which was addressed by Mr. Zellely.

Jody Keggan questioned the materials used in manufacturing the strapping and what would happen if the straps fail. She also questioned the flow of Beaver Creek, public water vs. well water, filtration, retention vs. detention basins; which, were all discussed with Mr. Zellely.

Peter Peterson questioned the flow of the aquifer, which was discussed with Mr. Zellely.

Steve Flynn asked how much research was done in reviewing the proposal, which was discussed with Mr. Zelley.

Elliot Ruga asked if any geotechnical investigation was done. Mr. Zelley stated that Maser Consulting did not do any geophysical or geotechnical investigation and he stated that he did not see any evidence of sink holes.

Peter Peterson asked about the neighboring wells and whether a geotechnical investigation would be a good idea, which Mr. Zelley addressed. Board Attorney Thomas questioned the Phase I study/review, which was discussed with Mr. Zelley.

Steve Flynn asked about the disturbance of the ground with the construction of Route 80.

Jody Keggan questioned the number of tanks constructed in water table aquifers.

Mr. Kathenes asked if there were any further questions of Mr. Zelley, from the public. With there being none, the hearing was closed to the public.

Mr. Larena questioned the proposed detention basin and if it could fracture or decimate over time. Mr. Zelley stated that it should be inspected and maintained. The Board continued to discuss the proposal.

The Board took a brief break at 8:48. The Board resumed the meeting at 8:59 p.m.

Board Attorney Thomas suggested that the Board's expert be heard at this time. Attorney Keiling asked if any study or investigation was done when the Hope Township School did their large addition. Board Attorney Thomas stated that the Applicant can always research the building department files or contact the Board of Education.

Frank Getchell was sworn in and he provided his qualifications. He stated that he prepared a report of July 21, 2015, upon reviewing the materials submitted and he stated that he also reviewed other information. He addressed the Karst geology and the difference between detention basins and a retention basins. He also spoke about infiltration and the Phase I study. He reviewed the necessary paperwork that he feels needs to be done to develop the site. He concluded that the subsurface work that will need to be done, could be done now. He stated that he received the Bertin report and the Maser report and he reviewed them. He also mentioned the supply wells in the area and NJDEP compliance. He suggested getting an asbuilt for the existing detention basin.

Attorney Keiling had several questions regarding the geology in the area, the prior approval granted for the property, and drainage, which Mr. Getchell addressed. He also summarized the information that he reviewed.

Board Engineer Rodman questioned whether there should be other areas that should be tested. Mr. Getchell addressed the specific areas that he feel should be tested. Members of the Board had questions for Mr. Getchell, which he addressed.

The hearing was opened to the public for questions for Mr. Getchell.

Elliot Ruga had a question regarding stormwater regulations for gas stations, which was addressed by Mr. Getchell.

Jody Keegan questioned the failures of fiberglass tanks and monitoring, which was addressed by Mr. Getchell.

Steven Flynn questioned performance during extreme conditions, such as a hurricane and maintenance.

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

Board Attorney Thomas announced that this matter is being carried to the Board's November 5th meeting, without further public notice. Attorney Keiling agreed to grant an extension to end of November.

Chairman Gabel resumed his position back on the Board.

Vouchers:

	<u>Rodman & Associates</u>	
Re: Singh		\$ 381.00
Re: General		\$ 63.50
	<u>Dolan & Dolan</u>	
Re: Singh		\$ 488.83
Re: Singh		\$ 234.57
	<u>Leggette, Brashears & Graham</u>	
Re: Singh		\$ 762.45
	<u>Heyer Gruel & Associates</u>	
Re: Singh		\$ 600.00

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

Report from Planning Board:

Board Attorney Thomas summarized the application before the Planning Board for a cemetery. The Board also discussed the change of uses within the Township and potential impacts. Ms. Kernoschak suggested that the Board obtain copies of Karst Ordinances for the Township's consideration.

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
11/2/15
11/5/15
12/3/15