

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
AUGUST 1, 2013**

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: Carol Kernoschak, Brian Kathenes, Tom Gabel, Gary Green and Gil Hankins. Board Members absent: Chad Koonz and Jan Wargo. 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. Board Secretary Schemm 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:

Mr. Kathenes made the motion to adopt the minutes of January 3, 2013. Motion seconded by Ms. Kernoschak. Roll call vote in favor: Kernoschak, Gabel, Kathenes, and Hankins. Abstaining: Green.

Memorializing Resolutions:

#12-003 Communication Infrastructure Corporation, Block 2800, Lot 300

Ms. Kernoschak made the motion to adopt the Resolution. Motion seconded Mr. Kathenes. Discussion on the motion: Mr. Kathenes noted a minor correction. Roll call in favor of adopting the Resolution as modified: Kernoschak, Gabel, Kathenes, and Hankins. Abstaining: Green.

Completeness:

#13-001 Maryanne Brown, Block 1600, Lot 801

Richard Keiling, Esq. was present on behalf of the Applicant. He asked if the Board would entertain both Completeness and a Hearing this evening. The Board agreed to hear both Completeness and a Hearing, as long as the application is complete. The Board Secretary stated that there was a deficiency in the notice provided, where the notice for LoPresti was sent to a P.O. Box, instead of the street address; however, Attorney Keiling was able to get a written waiver from the property owner. Board Engineer Rodman stated that since the drawing is the same drawing used in the prior application; he would recommend that the application be deemed complete.

Mr. Green made the motion to deem the application complete. Motion seconded by Mr. Hankins. Roll call in favor of deeming the application complete: Kernoschak, Gabel, Green, Kathenes, and Hankins.

Hearing:

#13-001 Maryanne Brown, Block 1600, Lot 801

Richard Keiling, Esq. was present on behalf of the Applicant. He then went on to briefly review the prior approval that was granted and the present application.

Phyllis Howe was present and she was sworn in. Attorney Keiling stated that a new septic was installed two years ago and a new well was drilled this week. The prior approval granted by the Board, was granted to two sisters and the contract purchaser wishes to utilize the property for herself and her children. He stated that the character of the neighborhood has not changed since the prior approval was granted in 2006.

Ms. Howe stated that she would use the converted barn/garage/cottage space as a studio/office; however, she would also like to be allowed to have one of her three children utilize the space and she is agreeable to a deed restriction, which would prohibit the rental of the space. She stated that she plans on living in Hope 60-70 percent of the time and in NY the remainder of the time.

Board Attorney Thomas reviewed the prior approval granted and the conditions of that Resolution, which was discussed with the Board.

Mr. Green made the motion to grant the approval for a parent/child, as discussed this evening. Motion seconded by Mr. Kathenes. Roll call vote in favor: Kernoschak, Gabel, Green, Kathenes, and Hankins.

Correspondence:

- 1) Planning Board Agenda- March 4, 2013
- 2) Planning Board Minutes-December 3, 2012

The correspondence was noted.

Planning Board Update:

Nothing to report at this time. Chairman Gabel asked if there has been any further discussion on a Land Use Board. Board Attorney Thomas stated that he has not heard anything recently.

Vouchers:

Rodman	2-17-13	General	31.00
Rodman	2-17-13	Communication Infrastructure	31.00
Dolan & Dolan	1-31-13	Communication Infrastructure	179.29
Dolan & Dolan	1-31-13	Delane	209.29

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

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 8:04 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary