

**MINUTES-MEETING  
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
OCTOBER 4, 2012**

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, Gary Green (arriving at 7:40), Gil Hankins, Tom Gabel, Chad Koonz , and Brian Kathenes. Board Member Absent: Albert Hartung and Ms. Wargo. Also present were: Board Attorney Thomas, Board Engineer Rodman, 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 September 6, 2012. Motion seconded by Mr. Kathenes. Roll call vote in favor: Kernoschak, Hankins, Koonz, Kathenes, and Gabel. Mr. Green arrived.

**Completeness:**

**#12-002 Jude DeLane, Block, Lot**

Richard Keiling, Esq. was present representing the Applicant and he stated that he recently represented Mr. Gabel on a real Estate transaction. Board Attorney Thomas recommended that Mr. Gabel recuse himself from this application.

Board Engineer Rodman reviewed his report of 9-28-12 and he recommended that the Application be deemed complete.

Mr. Kathenes made the motion to deem the application complete. Motion seconded by Ms. Kernoschak. Roll call vote in favor: Kernoschak, Hankins, Koonz, Green, and Kathenes.

Chairman Gabel resumed his position on the Board.

**New Business:**

**#12-001 Scientel Wireless, LLC, Block 2800, Lot 300**

Esq. was present on behalf of the Applicant. he stated that they would like to bifurcate their application as they wish to request a site plan waiver as allowed by the recent legislation.

Anthony Suppa, the Project Engineer, presented his professional qualifications for the record. He then went on to review the drawings that were recently submitted. The following was marked as an exhibit:

A-1 Drawing Submission, dated 9-21-12

Engineer Suppa went on to describe their microwave dish co-location project onto the existing tower.

Anthony Maietta, RF Engineer, presented his professional qualifications for the record. He then went on to describe the line of sight microwave data transmissions from Chicago to NY, linking Stroudsburg to Netcong.

The hearing was opened to the public.

David Sharell asked if the Applicant has more than one client.

Without there being no further questions, the hearing was closed to the public.

James Kyle, Professional Planner, was qualified as a Planner. The following was submitted as an exhibit:

A-2 Photo Board-4 Photos

A-3 2010 Aerial Photograph-Partial Base Map

Planner Kyle described the location of the proposed microwave dishes on the tower and the different views from various locations within both Hope and Liberty Townships.

Board Attorney Thomas reviewed the existing conditions of this tower being located in a residential zone. Planner Kyle then reviewed the positive and negative criteria for this proposed application.

The hearing was opened to the public for questions of Planner Kyle. With there being no public questions, the hearing was closed to the public.

The hearing was opened to the public for general questions.

David Sharell, was sworn in and he questioned the location and the type of information that will be transmitted.

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

Ms. Kernoschak asked how many dishes the tower can ...before it becomes unstable.

Board Engineer Rodman questioned the structural analysis that was prepared for this application, dated February 17, 2012. He also addressed an inspection report that was prepared on January 2, 2012, and possible issues. Board Attorney Thomas stated that there should be a certification that American Tower has taken into account the January Inspection Report and that they continue to certify the structural analysis of the tower. Board Engineer Rodman then went on to review his report of September 28, 2012. He stated that Auburn Data has not come in for a building permit as of yet so the landscaping has not been planted. Planner Kyle stated that it is his understanding that they will be coming in within the next few weeks and they are aware of the landscaping provision. Board Engineer Rodman continued to review his report. The Board discussed the condition of an annual inspection report and the possibility of American Tower submitting an application for proposed generators. Mr. Kathenes questioned the Tele-Communication Act, which was reviewed by Board Attorney Thomas.

Board Attorney Thomas went on to summarize the application, the testimony that was provided and the possible conditions of an approval.

Mr. Green made the motion to grant the variance. Motion seconded by Mr. Hankins. Roll call vote: Kernoschak, Gabel, Hankins, Koonz, Green, and Kathenes.

**Correspondence:**

- 1) Planning Board Agenda-October 1, 2012  
The Board noted the correspondence.

**Planning Board Update:**

Board Attorney Thomas reviewed that the Planning Board met on Monday to review a draft Amendment to the Farmland Preservation Plan.

**Adjournment:**

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

Respectfully Submitted:

Alfia Schemm  
Board Secretary