

MINUTES
HOPE TOWNSHIP PLANNING BOARD MEETING
JUNE 5, 2023

Chairman Larena called the meeting to order at 7:00 p.m.

Roll Call:

Members present: Brad Bartow, John Koonz, Matt Koski (via cellphone), Steve Larena, Mayor Timothy McDonough, Chris Maier, Donna Marie, Betsy Peterson, Terry Urfer.

Members absent: Robert May

Mr. Larena then led the Board in the pledge to the flag. The Chairman announced that notice of the meeting was given in compliance with the “Open Public Meetings Act – This meeting has been advertised in accordance with the provisions of the Open Public Meetings Act, Chapter 231, P.L. 1975.”

Correspondence:

The Chairman briefly noted the correspondence from the Highlands Council regarding Warehouse Planning Standards and the Memorandum received from Heyer, Gruel & Associates summarizing the scope of work as it pertains to the Highlands Council Grant the Township Committee has asked the Planning Board to weigh in on (the grant is in the amount of \$5,000).

Approval of Minutes:

The minutes from the April 3, 2023 meeting were adopted on a motion from Mr. Bartow and seconded by Mr. Koonz, all in favor by a voice vote.

New Business:

None.

Other Business:

None

Bills:

Dolan & Dolan – Roger Thomas, Esq.

Re: Matarazzo Solar Farms - \$1,130.29

Dolan & Dolan – Roger Thomas, Esq.

Re: General – Highlands Council Grant review - \$215.00

Mr. Maier made the motion to approve the vouchers. Motion seconded by Mr. Bartow. Mr. Koonz inquired about Mr. Thomas’ bill as it pertains to the Highlands Council grant and holding off on paying that until funds are received. Mr. Maier amended his motion to reflect that we will hold that bill until the Highlands Council grant funds are received and also noted that the motion to pay the Dolan & Dolan bill for the Matarazzo Farms application is approved subject to adequate escrow funds. The secretary confirmed there

are enough funds. Mr. Bartow seconded that amended motion. In a roll call vote, all were in favor of the amended motion for payment of bills.

Unfinished Business:

The Highlands Council Grant for studying ordinances as it pertains to warehousing was discussed. The discussion of whether to take warehousing out of the POP Zone, as well as any other zone in the municipality, was discussed. Perhaps take the term warehousing out and make it “distribution center”. Mr. Bartow mentioned that the grant is only for \$5,000 and it is anticipated that this work will go beyond that amount. Tracking of expenses will have to be done and the subcommittee should be involved with that. It was also reiterated by Mayor McDonough after a conversation he had with Governor’s Council that acceptance of this grant will not make us beholden to going into the Highlands as that is something that the Township must approve. The Planning Board asked if it is possible to receive that reassurance in writing instead of just verbally. Mayor McDonough will reach out to Governor’s Council regarding this request.

Ms. Peterson spoke about the need for the subcommittee to begin working on ordinance changes (i.e., warehousing) and bring that information to the Planning Board as they move through it. The Planning Board agreed that that is fine. The subcommittee consists of Ms. Marie, Ms. Peterson and Mr. Koski.

Public Comment:

Monica Sobon of 156 Lake Just-It Road expressed that she is happy that the subcommittee will be working towards ordinance changes, especially with the Master Plan Re-exam being due in 2026.

Adjournment:

With there being no further business, a motion was made by Mr. Maier and seconded by Mr. Koonz to adjourn the meeting at 7:29 p.m. All in favor by voice vote.

Respectfully Submitted:

Robin L. Keggan
Interim Board Secretary