

**MINUTES**  
**HOPE TOWNSHIP PLANNING BOARD MEETING**  
**DECEMBER 7, 2020**

The agenda/business meeting of the Hope Township Planning Board was held via Zoom on Monday, December 7, 2020. The Board wished Board Engineer Ted Rodman a very Happy Birthday and thanked him for his many years of service. Chairman Larena then led the Board in the pledge to the flag and he called the meeting to order at 7:38 p.m. He 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.”

**Roll Call:**

**Members present:** Chris Maier, Steve Larena, Terry Urfer, Matthew Koski, Mayor Timothy McDonough, Betsy Peterson, John Koonz, Donna Marie, and Robert May.

**Member absent:** Tom Toohey

**Also Present:** Board Attorney Roger Thomas, Board Engineer Ted Rodman, and Board Secretary Alfia Schemm.

**Correspondence**

**Numerous Letters from the Public, Re: POP Zone  
(on file with the Planning Board Secretary)**

Chairman Larena noted the correspondence received by the Board.

**Approval of Minutes:**

The minutes of October 5, 2020 were distributed prior to the Board meeting.

Mayor McDonough made the motion to adopt the minutes. Motion seconded by Ms. Peterson. In a voice vote, all were in favor of adopting the minutes, except for Mr. Koonz and Ms. Marie, who were was not present at the October meeting and abstained.

**Other Business:**

**Stormwater Control Ordinance**

Board Engineer Rodman reviewed the amended DEP regulations and the need for the Township to update the Ordinance by March of next year. He stated that a sample Ordinance was distributed and he has not received any input from the Environmental Commission.

**POP Zone Discussion**

Board Attorney Thomas reviewed the appropriate procedure in discussing the POP Zone. Ms. Peterson reviewed the history and gave an overview of the POP discussion over the years. The Board discussed whether they wished to request funds to pursue modifications to the POP Zone. Chairman Larena stated that they do have an older proposal from Board Planner Heyer's office. Ms. Peterson suggested that a short term/long term list be prepared. The Board was polled and the majority of the Board Members agreed to hold off on any modification recommendations at this time.

The meeting was opened to the public.

Kevin Moore, Esq. was present on behalf of the Singh application and he stated that they are continuing to work with the DEP and they are going to be revising their

application/plans and making their project a little smaller to comply with the regulations. He stated that they anticipate filing an application later this month or in January; however, with COVID the DEP is not working quickly, but they plan on filing by the early part of 2021. He stated that they would prefer to have the DEP response before filing with the Board and he can forward the DEP information to keep the Board updated.

Pete Peterson stated that he feels that the Township has the opportunity to modify the POP Zone as there is no application before the Board.

Lucus Kopisinsky stated that the Township has an opportunity to address the matter and they should listen to what the residents want and should act accordingly.

Gil Jeffer stated that he was in attendance at many of the meetings and he stated that he is confused as to what they are being told.

Jodi Keegan stated that there is no application before the Board and she does not understand the Board's position. She commented on the Singh application, the Master Plan funding, accepting donations, other recommended POP modifications, the denied Spartan Oil application and the points in her letter that she read into the record at a prior meeting. She stated that she would like to present a power point. Chairman Larena stated that he would like to let other people from the public speak first.

Ellen Benoit commented on the cost of funding a Master Plan review and whether grant funding would be available. She also commented on the Township Ordinance and the change in the Beaver Brook rating.

Kacy Manahan, Esq. from the Delaware Riverkeeper Network commented on the ordinance review process and pending development.

Monica Sobon stated that the focus should be on the Master Plan. She also commented on the cost of the Master Plan modifications vs. the cost of remediation and the character of the Township. She stated that there is no application before the Board so there should be no conflict. She stated that now is the opportunity to move forward.

Fred Stine, Delaware Riverkeeper Network, stated that he agrees with the comments made this evening and he commented on the protection of water and the aquifer. Mayor McDonough left the meeting at 8:40 p.m.

David Wray asked if the Board could be canvassed again to see if they have changed their mind as there is no application before the Board.

Jodi Keegan commented on the approved development and Board Attorney Thomas's present position. Board Attorney Thomas stated that his opinion is based on the facts. Ms. Keegan stated that she supports development; however, not uses that degrade the environment. She then presented a 10 slide POP power point presentation.

Miriam MacGillis stated that she represents the future and she commented on the local food supply, the controlled information society, the impacts of the pandemic, and the loss of prime farmland.

Jodi Keegan stated that she reviewed the Planning Board minutes from 2019. She stated that there is no application before the Board and the Board should not be concerned about a proposed application. She stated that the non-application is holding up any changes and there is no conflict.

Ellen Benoit stated that she knows that the Planning Board Members care for Hope and the quality of the Environment. She thanked the Board for their past work and she hopes that the Board continues their hard work.

Monica Sobon stated that she does not know why the Board cannot discuss the matter or issues. Chairman Larena stated that the Board will continue to discuss and revisit the matter/issues; however, they are not making a recommendation at this time.

The meeting was then closed to the public.

Ms. Peterson commented on the window of time to make changes. She then made the motion to recommend the removal of Automobile Service Stations, as a conditional use, from the POP Zone, with the understanding that the Board will review the other uses at a later time. Motion seconded by Mr. May. Roll call vote: In Favor-Peterson and May. In Opposition: Maier, Urfer, Koonz, Marie, and Larena. Abstention: Koski. Motion failed.

Chairman Larena stated that the Board can continue to revisit the matter.

<b>Bills:</b>	<b>Rodman Associates</b>	
Re: General		175.00
	<b>Dolan &amp; Dolan</b>	
Re: General		57.82
Re: General		397.76
Re: Singh		154.95

Mr. May made the motion to approve the vouchers. Motion seconded by Mr. Koonz. In a roll call vote, all were in favor

**Adjournment:**

With there being no further business a motion was made and seconded to adjourn the meeting at 9:03 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
1/28/21