

MINUTES
HOPE TOWNSHIP PLANNING BOARD MEETING
APRIL 5, 2021

The business meeting of the Hope Township Planning Board was held on Monday, April 5, 2021. Chairman Steve Larena called the meeting to order at 7:32 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." He then led the Board in the pledge to the flag.

Roll Call:

Members present: Chris Maier, Steve Larena, Brad Bartow, Terry Urfer, Betsy Peterson, Matthew Koski, Robert May, Thomas Toohey, Donna Marie, and Mayor Timothy McDonough

Member absent: John Koonz

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

Correspondence:

Chairman Larena noted the materials, from Mayor McDonough, that were emailed out by the Board Secretary. Mayor McDonough commented on the meeting summary of the Mayor's Institute on City Design held back in 2015.

Approval of Minutes:

The minutes of March 1, 2021 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, except for Mr. Toohey and Mr. May, who were not present at the March meeting and they abstained.

Other Business:

Marijuana Discussion

Mr. Thomas commented on the materials (NJLM Legislative Briefing: Marijuana Legislation March 2021) that were emailed out to the Board Members. He reviewed some of the options that may be available to the Township.

Mayor McDonough stated that Elena Gable of Heyer, Gruel & Associates will be preparing a memo for the Township's next meeting. He stated that an unofficial online survey is being conducted for Hope Residents and the Township Committee also plans on holding a public meeting, possibly at the Community Center, to discuss the subject. The Board then discussed the time frame in order for the Township to take action to either opt in or opt out and the Planning Board's function in reviewing the matter. It was suggested that the Board digest all of the information so it can be discussed at the next meeting. Mayor McDonough stated that they will hopefully have more information/materials for the Board to review for the next meeting and Mr. Thomas can also reach out to Ms. Gable. The Board then discussed the possibility of having "in person" meetings in the future.

New Business:

Donna Hutchinson-Informal Conceptual

Mr. Thomas stated that he is present for the marijuana discussion; however, he can participate in the Hutchinson matter if needed; however, the cost of his participation will be billed to Ms. Hutchinson.

Ms. Hutchinson was present and she declined to have Mr. Thomas participate. She stated that she is present this evening to share her ideas. Mr. Thomas left for the evening. Ms. Hutchinson stated that the building will remain the same and the only changes will be to the sign and the installation of a barber pole in the location of an existing light. She stated that she did supply the size of the proposed sign and she stated that there are no changes (lighting, etc...) to the parking lot. She stated that she is proposing a three station barber shop, opened 6 days a week, appointments and walk ins. She stated that she was advised, from the Zoning Officer, that she may need site plan approval from the Planning Board. Mr. Urfer summarized that Ms. Hutchinson is not making any site modifications. He stated that signage would need to be approved by the Zoning Officer and she also would need Historic District approval. Ms. Hutchinson stated that she presently has a barber shop and she is proposing no chemical work (no color or perms).

Mr. Bartow made the motion to waive the necessity of a site plan because there are no proposed changes. Motion seconded by Mr. Maier. In a roll call vote, all were in favor.

Mayor McDonough questioned the barber pole and it was agreed that the Historic District Commission would most likely review that proposal. Mr. Maier stated that the Township has had barber shops before and he feels that the barber pole adds ambiance. He thanked Ms. Hutchinson. Mayor McDonough stated that the next step would be for Ms. Hutchinson to reach out to the Historic District Commission.

Memorializing Resolution:

Storm water Management Ordinance

Mr. Bartow made the motion to adopt the Resolution. Motion seconded by Mayor McDonough. In a roll call vote, all were in favor, except for Mr. May and Mr. Toohey, who were not present at the March meeting and abstained.

Other:

POP Zone/Master Plan Discussion

Mr. Urfer prepared a map, which was distributed. The Board discussed limiting and/or the removal of automobile service stations in the POP Zone as a conditional use. Mr. Maier stated his concern over the lack of rateables and the future of Hope. Ms. Peterson stated that it is important to preserve our aquifer/water and to think about sustainable development in order to maintain the rural character of Hope. The Board commented on the state regulations/standards pertaining to gas stations. Mayor McDonough left the meeting. The Board discussed the procedure, focusing on uses the Board would like to attract and what uses to limit. Mr. Koski suggested that the Board review the definitions of "fueling gasoline/diesel stations" vs. "repair/service stations". The Board discussed focusing on the uses that they wish to attract along with the uses that they wish to eliminate and discussion on carbon fueling stations/electric charging stations.

Monica Sobon, Environmental Commission Chair, stated that the concern has been gas tanks having to be strapped down and the Town should be forward thinking.

Mr. Urfer commented on "permitting" pre-existing homes in the POP and NC zones and to merge the NC and POP zones and looking at the uses. The Board continued to discuss defining "fueling gasoline/diesel stations" vs. "repair/service stations".

Bills:

Dolan & Dolan

Re: General

821.45

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

Open to the Public:

Chairman Larena opened the meeting to the public.

Pete Peterson stated that he agrees with many of the comments made this evening. He commented on the denial of the Spartan Oil application from many years ago. He stated that the best gift we can give our children is to leave them with clean air and clean water. He stated that there will be clean rateables in the future that do not pose a threat. He also commented on what an aquifer is (a large underground reservoir) and the potential to contaminate hundreds of wells.

Monica Sobon stated that she is thrilled that the Board is considering positive proactive forward thinking.

With there being no further public comment, the meeting was closed to the public.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 8:45 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
5/3/21