

**MINUTES  
HOPE TOWNSHIP PLANNING BOARD MEETING  
MAY 3, 2021**

The business meeting of the Hope Township Planning Board was held on Monday, May 3, 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, Donna Marie, John Koonz, and Mayor Timothy McDonough

**Member absent:** Thomas Toohey

**Also Present:** Board Engineer Ted Rodman and Board Secretary Alfia Schemm

**Approval of Minutes:**

The minutes of April 5, 2021 were distributed prior to the Board meeting. Mr. May noted a minor amendment.

Mr. May made the motion to adopt the minutes as amended this evening. Motion seconded by Mayor McDonough. In a voice vote, all were in favor, except for Mr. Koonz, who was not present at the April meeting and he abstained.

**New Business:**

**Informal Conceptual - Hope Cress Farms Farm Stand-440 Hope Blairstown Rd**

Greg Van Grouw was present to address his request for an informal conceptual proposal for a farm stand on 440 Hope Blairstown Road. He stated that they are planning to purchase the property and he addressed the proposed parking inside of the fenced in area and they will have no parking signs on Route 521. He stated that they have been selling out of their Union Brick home and they feel that this location is a better location. The Board continued to discuss the proposal and Board Engineer Rodman asked if a site plan was going to be required. Mr. Van Grouw stated that they will use a tent until their shed is delivered. Mayor McDonough stated that this a great opportunity for everyone. Mr. Van Grouw stated that the proposal is for a year round business and they will have display freezers, for their meat, in the shed. The Board continued to discuss the process and whether County approval is required. Mr. Maier stated that the lot already has ingress and egress and there was a farmers market there in the past. Chairman Larena asked if the matter should be reviewed by the Board Attorney to confirm that the Township is covered, which the Board discussed.

Mr. Maier made the motion, based on the information provided tonight, that the Board does not see that a site plan is necessary and if someone thinks that there is a need for a site plan, he is making a motion to waive the site plan. Chairman Larena recommended an informal approval contingent on the Board Attorney reviewing the proposal. Motion seconded by Mr. Urfer on Mr. Maier's motion. On a roll call vote, all were in favor, except for Chairman Larena, who abstained.

Mr. Van Grouw stated that they plan on opening on Saturday and he thanked the Board.

**Other Business:**

**Cannabis/Marijuana-Discussion deferred to a future date**

Discussion deferred until the Township receives additional information.

**#2021-4 Preteen and Family Amusement Park Zone-Ordinance Review**

Mr. Koonz made the motion to recommend, to the Governing Body, the adoption of the Ordinance. Motion seconded by Mr. Urfer. In a roll call vote, all were in favor, except Mr. Maier who abstained.

**POP Zone Discussion**

The Board discussed where they left off at the last meeting. Mr. Urfer reviewed the distributed maps that he prepared and whether there are properties that should be rezoned and whether subcommittees should be formed to review suggestions and recommendations. The Board discussed: redefining automobile service stations; protecting the aquifer; sustainable uses; limiting gas stations; transportation; commerce; the POP Zone, etc... Ms. Peterson commented on the amount of money that was donated to fight the gas station application and she stated that the Board should look at changing the permitted conditional uses. Mr. Larena stated that he thinks it is important to look at the whole picture as there are things/conveniences that the Township Residents want and need.

**Bills:** **Rodman Associates**  
**Re: General** **177.50**

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

**Open to the Public:**

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

**Other Business:**

Mr. Koonz asked about having in person meetings. Board Secretary Schemm stated that the Community Center may be an issue because of lack of internet. The Board discussed and was polled regarding meeting, next month, at the Municipal Building.

**Adjournment:**

With there being no further business a motion was made and seconded to adjourn the meeting at 8:39 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
6/4/21