

**MINUTES**  
**HOPE TOWNSHIP PLANNING BOARD MEETING**  
**JUNE 6, 2022**

The agenda-business meeting of the Hope Township Planning Board was held on Monday, June 6, 2022. Chairman Larena called the meeting to order and 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:** Steve Larena, Brad Bartow, Mayor Timothy McDonough, Betsy Peterson, Matthew Koski, Terry Urfer, Donna Marie, Chris Maier, and Robert May.

**Members absent:** John Koonz

**Also Present:** Board Attorney Roger Thomas, Board Engineer Denis Keenan, and Board Secretary Alfia Schemm.

**Approval of Minutes:**

The minutes of May 2, 2022 were distributed prior to the Board meeting. Mr. May noted a typographical error.

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

**Memorializing Resolution:**

**#22-003 Ordinance -Affordable Housing Requirements**

Mr. May made the motion to adopt the Resolution. Motion seconded by Ms. Peterson. In a roll call vote, all were in favor, except for Bartow who voted in opposition and Mr. Maier who was not present at the May meeting and abstained.

**Other Business:**

**#22-001 Matarazzo Solar Farm, LLC., Block 200, Lots 200 & 300-Conceptual**

Mark Bellin, Esq. was present on behalf of the Applicant. He described the proposed "grid supply" solar farm. He stated that they are proposing a dual use solar farm and he would like to get the Board's thoughts on their proposal. He reviewed the various projects in the County. He stated that they will work with the Township to provide screening and they guarantee their landscape plan for life. Mr. Thomas reviewed the State Statute and he stated that the use is a permitted use and tonight's presentation is an informal review. Mr. Bellin stated that the Board has the ability to influence the project and they will have to come back with a formal site plan.

Robert Streker, P.E. was present and he displayed the Concept Plan for their proposal. He described the property, the Beaver Brook, and the wetlands. He noted the neighbors in the property and he described the dual use solar farm for grazing or growing. They will abide by the setbacks and they will provide a berm and landscaping to protect the residential properties. The site is unmanned and it is visited 2 to 3 times a year. It will have fencing, Knox box, motion sensor lighting at the gate, no traffic, no lighting, and no sound. The Board continued to question the inverter noise, proposal-height of panels, irrigation, crops, decommissioning and developers agreements, tying into the system, assessment and taxes, leasing agreements, noise generated from the wind through the panels, the panels, storm water, emergency access, similar solar farms, the layout and

orientation of the plan, the provision for applying/approval to the Ag Board and the adoption of regulations

The meeting was opened to the public.

Monica Sobon had several questions regarding the flood plain and stormwater mitigation plan. The Applicants stated that they will comply. Ms. Sobon also questioned the impact to birds and bees, which the Applicants addressed.

With no further public questions, the meeting was closed to the public.

The Board thanked the Applicant for their presentation and the Applicants thanked the Board for their input.

**Ordinance #22-005 Automobile Service Stations**

The Board reviewed the impact of the Ordinance to the existing gas station in town and it was stated that the Ordinance impacts the POP Zone and they discussed the consistency review.

Mr. May made the motion to recommend the Ordinance to the Governing Body. Motion seconded by Ms. Marie. In a roll call vote, all were in favor, except for Mayor McDonough, who abstained.

**Bills:**

**French & Parrello**

**Re: Matarazzo Conceptual Plan**

**\$1105.00**

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

**Other Business:**

**Other**

Mr. Maier questioned the consistency review of Ordinance #22-003.

**Zoning Discussion**

The Board discussed the subcommittee current recommendation: grandfathering existing residential uses in the POP/NC zone and eliminating the NC Zone and combining the uses of both zones into one zone. It was suggested that the Board review all of the recommendations and then present them all at one time. The subcommittee also suggested looking at Short Term Rentals and talking to the Zoning Officer to ask about his concerns. They also mentioned adding more uses to the POP zone.

**Open to the Public:**

Chairman Larena opened the meeting to the public.

Ms. Sobon questioned the ordinance consistency review process.

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 8:30 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
10/3/22