

**MINUTES**  
**HOPE TOWNSHIP PLANNING BOARD MEETING**  
**JUNE 7, 2021**

The business meeting of the Hope Township Planning Board was held on Monday, June 7, 2021, via Zoom. 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, Terry Urfer, Betsy Peterson, Matthew Koski, Robert May, Donna Marie, and Mayor Timothy McDonough

**Member absent:** John Koonz and Brad Bartow

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

**Approval of Minutes:**

The minutes of May 3, 2021 were distributed prior to the Board meeting.

Mr. May made the motion to adopt the minutes. Motion seconded by Mr. Maier. In a voice vote, all were in favor.

**Correspondence:**

**Hope Zoning Board of Adjustment, Re: Annual Report**

**Hope Environmental Commission, Re: POP Zone**

Chairman Larena noted the correspondence received by the Board.

**Other Business:**

**Peace and Good Order Ordinance**

The Board reviewed the Ordinance that was sent to them by the Township Committee. Mr. Urfer and Mayor McDonough reviewed some of the complaints that have forwarded to the Township. The Board discussed farms, garbage pick-up, the start time for the items listed in "I", and whether leaf blowers should be included. The Board also questioned the enforcement of these regulations and how residents will be advised of the ordinance. It was suggested that the Board discuss it again at next month's meeting.

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

Mayor McDonough stated that the Township may be introducing an Ordinance and it will be forwarded to the Board for their review.

**POP Zone Discussion**

The Board discussed where they left off at the last meeting. Mr. Urfer reviewed: elimination of the NC Zone, permitting residential uses in the POP zone, permitting impound lots, prohibiting the selling of petroleum products in the POP Zone. Mr. Maier asked why the Board would remove a use that cannot meet the requirements in the first place and that it has been discussed in the past and he would recommend focusing on something that is positive. The Board continued to discuss a possible automobile service station definition and permitting impound lots. Chairman Larena reviewed the application heard before the Zoning Board of Adjustment. Mr. Urfer also commented on the storage of boats and travel trailers. He stated that the Board is compiling a list of possible items to be addressed in a future master plan reexamination. Chairman Larena stated that he

thought that Board had agreed to not hone in on one area but to review everything, then present it, and then adopt it.

Ms. Peterson made the motion to remove the conditionally permitted use of automobile service station or redefine it. Discussion on the motion: The Board discussed waiting a month to get a definition and they also discussed other uses to be permitted. Mr. Maier stated his concerns. Board Secretary Schemm confirmed that Ms. Peterson has withdrawn her motion in anticipation that this matter will be brought up at next month's meeting.

**Open to the Public:**

Chairman Larena opened the meeting to the public.

Monica Sobon commented on the Zoning Board of Adjustment meeting. She urged the Board to value natural as well as financial capital when defining growth.

Ellen Benoit questioned the limit on the Zoning Board approval of the impound lot. Mayor McDonough stated that he will have to look at the Resolution.

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 8:16 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
6/25/21