

MINUTES
HOPE TOWNSHIP PLANNING BOARD MEETING
JULY 5, 2021

The business meeting of the Hope Township Planning Board was held on Monday, July 5, 2021, via Zoom. Chairman Steve Larena called the meeting to order at 7:36 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, Brad Bartow, John Koonz, Robert May, Donna Marie, and Mayor Timothy McDonough

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

Approval of Minutes:

The minutes of June 7, 2021 were distributed prior to the Board meeting.

Mayor McDonough made the motion to adopt the minutes. Motion seconded by Mr. Marie. In a voice vote, all were in favor, except for Mr. Bartow and Mr. Koonz who were not present at the June meeting and they abstained.

New Business:

#21-001 Michael Planer, Block 800, Lot 400 - Minor Subdivision

Jennifer and Michael Planer were sworn in and they described their minor subdivision. Mr. Thomas reviewed the proposal and the June 25th report from Board Engineer Rodman.

Mr. Maier made the motion to grant the approval as presented and discussed this evening. Motion seconded by Mayor McDonough. Discussion on the motion: Mr. Urfer questioned the approval and whether the application was deemed complete. Both Mr. Maier and Mayor McDonough amended their motions to also deem the application complete. Discussion on the motion: Several Board Members had difficulty hearing Mr. Thomas's review of the proposal and he re-reviewed the proposal. Mr. Urfer had several questions, which were addressed by Mr. Thomas. Mr. Thomas re-reviewed the possible conditions of an approval. Roll call vote, all were in favor.

Other Business:

#2021-06 Prohibiting the Operation of any class of Cannabis Business

Mayor McDonough and Mr. Thomas reviewed the proposed ordinance, which was discussed with the Board.

Mr. Koonz made the motion to recommend, to the Governing Body, the adoption of the Ordinance. Motion seconded by Ms. Marie. Roll call vote, all were in favor.

Peace and Good Order Ordinance

The Board reviewed where they left off, at the June meeting, on the discussion of the proposed ordinance. It was agreed to defer the discussion on this proposal to a later date.

POP Zone Discussion

Ms. Peterson stated that the subcommittee (Peterson, Urfer, and Koski) met to discuss

the POP Zone. Mr. Koski reviewed the 6-21-21 memo that was emailed out to everyone, which was discussed with the Board at great length.

Ms. Peterson made the motion to remove "Automobile Service Station" as a conditionally permitted use in the POP Zone and to change the definition to: "shall mean a building or place of business where motor oil and associated automotive fluids, batteries, tires, towing service, and automobile repair services are rendered, at retail. Dispensing of gasoline is not permitted. Accordingly, electric vehicle charging stations could be located at such an establishment". Motion seconded by Ms. Marie. Discussion on the motion: Mr. Larena questioned the procedure of making recommendations to the Governing Body. Mr. Urfer recommended that the Board work on one issue at a time and then make a final recommendation once the Planning Board has all of the recommendations compiled. Mr. Maier stated his concerns with what he feels is knee jerk planning, which was discussed with the Board. The Board continued to review the matter and it was agreed to change "Automobile Service Station" to "Automobile Repair Facility", with the new definition as discussed this evening. In a roll call vote, all were in favor, except for Mayor McDonough who abstained and Mr. Maier who voted in opposition.

Mr. Urfer reviewed the possible topics of discussion for the August meeting. Mr. Maier left the meeting.

Bills: Dolan & Dolan

Re: General 106.30

Mr. Koonz 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.

Christine Rusin clarified that the motion that passed had to do with only the POP Zone and she urged the Board to look at the totality of the Township and not focus on spot zoning/selective zoning for particular issues.

Monica Sobon commented on being able to get variances with a good plan.

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

Other

Chairman Larena stated that future meetings will be held in person. Ms. Peterson thanked Mr. Koski for his help.

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
7/27/21