

**MINUTES  
HOPE TOWNSHIP PLANNING BOARD MEETING  
MAY 2, 2022**

The agenda-business meeting of the Hope Township Planning Board was held on Monday, May 2, 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. The following Board Members were sworn in this evening: Ms. Peterson, Mr. Urfer, and Mr. Koski.

**Roll Call:**

**Members present:** John Koonz, Steve Larena, Brad Bartow, Mayor Timothy McDonough, Betsy Peterson, Matthew Koski, Terry Urfer, Donna Marie, and Robert May.

**Members absent:** Chris Maier

**Also Present:** Board Attorney Roger Thomas and Board Secretary Alfia Schemm.

**Approval of Minutes:**

The minutes of March 7, 2022 were distributed prior to the Board meeting.

Mr. Koonz made the motion to adopt the minutes. Motion seconded by Mr. May. In a voice vote, all were in favor of adopting the minutes, except for Mr. Urfer, Mr. Koski, and Ms. Marie, who were not present at the March meeting and abstained.

**Other Business:**

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

It was noted that the Applicant has requested that this matter be carried to the Board's June meeting.

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

The Board reviewed the Ordinance that was introduced at first reading. Mr. Koonz made the motion to find that the Ordinance is not inconsistent with the Master Plan. Motion seconded by Mr. Urfer. Discussion on the motion: The Board discussed Affordable Housing, Fees, and Planning for Affordable Housing. In a roll call vote, all were in favor.

**Annual Report**

Mr. Thomas summarized the report and he noted that there are no recommendations in the Zoning Board of Adjustment Annual Report.

**Bills:**

**Dolan & Dolan**

**Re: General**

**\$564.03**

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

**Other:**

**Zoning Discussion**

Mr. Thomas left for the evening. Ms. Peterson followed up on the draft language that was recommended by the subcommittee and then the slight suggested modification.

A draft Ordinance was prepared by the Township Attorney, which was then distributed to the Board Members. The Board originally agreed to send all of their recommendations in one package; however, with budget constraints and development pressures, the Board may wish to make this solo recommendation. The Board reviewed and discussed the draft Ordinance.

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

The Board discussed the funding of the Ordinance and if there is a noticing provision. Also discussed was preparing additional recommendations/suggestions: Airbnb, solar, etc... without Board Professional input, to limit the cost to the Township. It was agreed to get a copy of the tenant registration form and that the subcommittee will make recommendations for the Board to consider. The Board acknowledged that the Zoning Subcommittee is: Ms. Peterson, Mr. Koski, and Mr. Marie.

**Open to the Public:**

Chairman Larena opened the meeting to the public.

Monica Sobon was present and Mayor McDonough congratulated her on the "Green Fair". Ms. Sobon stated that "climate change" needs to be addressed in a future Master Plan. It was agreed that the Board will submit their compiled recommendations to the Environmental Commission for their consideration. Ms. Sobon stated that she is thrilled that the Board is making the ordinance recommendation. Pete Peterson was in the audience and he also agreed.

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

Mr. Urfer stated that the Township will be writing to the DEP in regards to changes in the Jaindl Storm water and Sewer Management Plan.

**Adjournment:**

With there being no further business a motion was made and seconded to adjourn the meeting at 8:05 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary

6/1/22