

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
MARCH 3, 2022**

The monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:32 p.m., with the following Board Members present: Tom Gabel, Gary Green, Shawn Patton, Steve Larena, Carol D'Ottavio, Anthony Lytle, and Brian Kathenes. Also present: Board Attorney Roger Thomas, Board Engineer Denis Keenan, and Board Secretary Alfia Schemm.

The meeting was called to order by Chairman Gabel and he led the Board in the Pledge of Allegiance. He announced that the meeting is being held under the provisions of the "Open Public Meetings Act"; adequate notice of the meeting has been provided to the Township's Official Newspaper. Board Attorney Thomas administered the oath of office to Anthony Lytle.

Approval of Minutes:

Mr. Kathenes made the motion to adopt the minutes of February 3, 2022. Motion seconded by Mr. Patton. Roll call vote in favor: Green, Patton, Kathenes, Larena, and Gabel. Abstaining: D'Ottavio and Lytle.

Hearing:

#21-003 423 Hope LLC, Block 1700, Lot 900

William Edleston, Esq. was present on behalf of the Applicant. Also present Gary Singh Madahar and Christopher Nusser who were both sworn in. Mr. Edleston reviewed that the application was deemed complete at the Board's November meeting. He then summarized the proposal.

Mr. Nusser provided his qualifications as an Engineer/Planner and the following was submitted and marked as an Exhibit:

A-1 Revised Maps, dated 2-17-22

Mr. Nusser described the Exhibit, the existing conditions, and the proposed improvements.

Mr. Keenan then went on to review the technical comments listed in his report of 2-24-22, which was discussed. The Board questioned the flood plain data, signage, and the size of potential vehicles that would stop for diesel fuel. The Board stated their concern over the location of the diesel pump and the onsite traffic circulation. The Applicant agreed to include the diesel pump on the island under the canopy. The Board and the Applicants continued to review parking, buffer/permit by rule, lighting, ongoing remediation, fire department input, etc... The Board then discussed possibly modifying the building lights so that they are not as bright. They continued to discuss the soil/water level, the new tanks/monitoring, no additional landscaping, and the slower speed diesel nozzle. Mr. Gabel stated that the Township is concerned about attracting additional truck traffic. Ms. D'Ottavio commented on the general esthetic of the gas station and the amount of window signage. Mr. Nusser then presented planning testimony.

The hearing was then opened to the public.

Donna Hutchinson was sworn in and she provided a statement of concerns, which were distributed to the Board. She stated her concern over the high water table and flooding to her property, the impact of diesel and attracting traffic, parking, Historic District approval, the residential apartment, porta johns, trespassing and trash, and the dumpsters.

It was agreed to install a privacy fence with Historic District approval.

Monica Sobon was sworn in and she provided a statement and questioned the environmental/contamination impacts and an EIS.

Ellen Benoit was sworn in and she questioned the proposal, prior contamination, and an EIS/evaluation. Mr. Nusser addressed the environmental improvements and monitoring systems, where were discussed.

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

Mr. Thomas then went on to review the possible conditions of an approval.

Mr. Larena made the motion to approve the application as discussed this evening. Motion seconded by Mr. Patton. Roll call vote in favor: Green, Patton, Kathenes, Larena, Gabel, D'Ottavio, and Lytle

Other Business:

Annual Report for 2021

Mr. Thomas reviewed the report and he stated that the did not see any modifications and/or recommendations.

Mr. Larena made the motion to adopt the Annual Report. Motion seconded by Mr. Green. Roll call vote in favor: Green, Patton, Kathenes, Larena, Gabel, D'Ottavio, and Lytle

Bills

NONE

Open to the Public:

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

Planning Board Report:

None

Other:

Land Use Board

It was noted that the Township may be considering a Land Use Board, which the Board briefly discussed.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 9:57 p.m. Voice vote in favor: Green, Patton, Kathenes, Larena, Gabel, D'Ottavio, and Lytle

Respectfully Submitted:

Alfia Schemm
Board Secretary

4/4/22