

**MINUTES
HOPE TOWNSHIP PLANNING BOARD MEETING
OCTOBER 3, 2022**

The agenda-business meeting of the Hope Township Planning Board was held on Monday, October 3, 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, Matthew Koski, Chris Maier, John Koonz (arriving at 7:11 p.m.), Betsy Peterson (arriving at 7:21 p.m.) and Robert May.

Members absent: Mayor Timothy McDonough, Donna Marie, and Terry Urfer

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

Correspondence:

WCPB, Re: State Planning Commission Draft Warehouse Guidance

The Board noted the received correspondence.

Approval of Minutes:

The minutes of June 6, 2022 were distributed prior to the Board meeting. Mr. May noted some minor corrections, prior to the meeting.

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

Completeness:

#22-002 Matarazzo Solar Farm, LLC., Block 200, Lots 200 & 300

Mark Bellin, Esq. was present on behalf of the Applicant. Mr. Thomas reviewed the French & Parrello completeness review of 9/29/22 and the two incompleteness items. Mr. Bellin stated that they plan on supplying the information, next week, to the Board Engineer. He asked if the Board would entertain a hearing at the Board's November meeting if they submit the incompleteness items. The Board discussed a possible procedure and it was agreed that the Board would consider a hearing, if the incompleteness items, are supplied at least 10 days in advance of the November meeting.

Mr. Bartow made the motion to deem the application incomplete as per the 9/29/22 completeness review. Motion seconded by Mr. May. In a roll call vote, all were in favor. Mr. Koonz arrived.

The Board agreed that they will contemplate both completeness and hearing at the November 7th Board meeting if the incompleteness items are submitted. Mr. Maier had a question regarding noise generated by wind. Mr. Bellin stated that they will be prepared to address that at the hearing. Mr. Koonz arrived.

Ms. Schemm asked if the Board wants a Planner's review. After a brief discussion it was agreed to have Mr. Thomas reach out to the Planner to see if she has any comments on possible state guidelines. The Board also discussed permitted uses and approvability.

Other Business:

Zoning Discussion

Mr. Koski reviewed the subcommittee's comments and recommendations listed in their

June 2022 memo (change of zone name, combining zones, grandfathering homes in POP, update the map/farm preserved property, the Tramontin property should be in the POP zone, uses in the POP Zone) (Ms. Peterson arrived). The Board continued to discuss the memo.

Mr. Maier made the motion to recommend that the Tramontin property be moved into the POP Zone. Motion seconded by Mr. Koonz. In a roll call vote, all were in favor

The Board continued to discuss grandfathering the existing residential homes in the POP Zone and what standards would comply. It was suggested getting feedback from the Board Attorney. The Board also discussed permitting/encouraging farmers markets, small industrial park, car washes, self storage facilities, and changing the name of the POP zone to Commercial Zone.

Mr. Maier made the motion to recommend the change in the name of the POP Zone to Commercial Zone. In a roll call vote, all were in favor.

The Board continued to discuss uses, EV charging stations, vacant properties, short term rentals, trailers/campers/temporary housing, flag lots, and inviting the zoning officer and the Environmental commission to a future meeting to provide feedback. Ms. Peterson stated that she will prepare a list of uses, for the November meeting, for the Board's consideration. Ms. Schemm will check with the Tax Assessor as to who owns the park and ride.

Bills:

French & Parrello

Re: Matarazzo Conceptual \$210.00

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

Dolan & Dolan

Re: Matarazzo Conceptual \$310.39

Re: St. John the Baptist \$156.82

Re: General \$299.20

Mr. Maier made the motion to approve the voucher. Motion seconded Mr. May. Discussion on the motion: Mr. May questioned the St. John the Baptist bill. Ms. Schemm stated that the Applicant requested a status update of their approval. In a roll call vote, all were in favor.

Open to the Public:

Chairman Larena opened the meeting to the public.

Ms. Sobon stated that the annual calendar is coming up and she asked if the Board could confirm the 7:00 start time and also look at possible change in the meeting dates for 2023 due to Holidays.

With there being no further public comment, in a motion made and seconded the meeting was closed to the public. In a voice vote, all were in favor.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 8:07 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
10/30/22