

MINUTES
HOPE TOWNSHIP PLANNING BOARD MEETING
APRIL 30, 2018

A special meeting of the Hope Township Planning Board was held on Monday, April 30, 2018. Chairman Marvin Fish called the meeting to order at 7:02 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 led the Board in the pledge to the flag.

Roll Call:

Members present: Betsy Peterson, Steve Larena, Mayor Timothy McDonough, Terry Urfer, Matthew Koski (Alternate #2), Tom Toohey (Alternate #1), Marvin Fish, Chris Maier, Robert May, and John Koonz.

Members absent: Neil Rosenberg

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

Other Business:

Master Plan Discussion

Chairman Fish thanked Board Attorney Thomas for the memorandum that he prepared. He went on to review the procedure and eventually getting the Township Planner involved in the process. He stated due to cost the Board may only be able to focus on certain topics.

Ms. Peterson stated that she has read all of the materials and the Master Plan. She stated that based on the goals of the Master Plan, she is making a motion that the Planning Board make a recommendation, to the Township Committee, to remove Automobile Service Stations, as a permitted use, out of the POP Zone. Motion seconded by Mr. May. Discussion on the motion: Mr. Urfer stated that he thought that the Board dealt with this matter at the last meeting. The Board discussed what transpired at the April 2nd meeting and the possible impact to the existing uses, along with undeveloped properties, in the POP Zone. Ms. Peterson clarified that her motion, this evening, is to recommend to the Township Committee, the removal of Automobile Service Stations, from the Township Ordinance. She went on to review the goals of the Master Plan. The Board continued to discuss the matter and Mr. Maier stated his concerns over the impact on Seniors, attracting what the Township wants, shrinking opportunities by eliminating uses, affordability to Residents, and being attractive to Township Residents. Chairman Fish stated that the Board also needs to listen to the concerns/fears of the Community. Mr. Maier stated that the Board needs to be aware of unintended consequences and he spoke about the issues (Foothills Freeway and the proposed Levittown type of Development) proposed many years ago. The Board also discussed if affected property owners should be aware of this discussion. The procedure was discussed. Ms. Peterson addressed her position and her recommendation. Mr. Koonz stated that the discussion has gone round in circles and he would recommend that the vote be taken on the motion. The Board continued to discuss the dispensing of gasoline/diesel vs. a repair shop and the notice provision in regards to Master Plan recommendations or an amendment. Mayor McDonough asked if the motion should be tabled to allow for proper notice.

Ms. Peterson withdrew her present motion; however, she stated that she would like to continue the discussion. Mr. May agreed.

Mr. Larena suggested setting up subcommittee meetings, which was discussed. Mr. Koonz addressed the 1996 Master Plan and the planning that took place for the area surrounding the Route 80 Interchange. He stated that the concerned/fearful people do not represent the entire Township. He stated that what is being proposed is a land grab and the Board can look to modify the standards, governing the uses, instead of just arbitrarily removing them. Mr. Urfer brought up the impact of the Highlands to the Area. Mayor McDonough also brought up "Center Designation", the development of the Interchange, and the availability of grants. The Board continued to discuss the issues and Mr. Urfer stated that the Township may have to tackle marijuana in the near future, which the Board discussed. The Board discussed whether subcommittees would work. Mr. Urfer also stated that the Board should hear from the AG Board and getting updated mapping. The Board then discussed the next step and the mission for these review meetings. Board Attorney Thomas also noted that there are conditional uses, in the Township Ordinance, that have no conditions.

Mr. Koonz suggested and made the motion that the Board reinstate the work sessions on the 4th Monday of the month, beginning in June, until the end of 2018. Both Board Attorney Thomas and Board Secretary Schemm stated that they have potential conflicts for that meeting night. The Board agreed that they could cancel the work meetings, if necessary. The meetings will commence at 7:30 p.m., at the Municipal Building. Motion seconded by Mr. Maier. Discussion on the motion: The Board reviewed the topics that will be addressed. It was noted that Board Engineer Rodman will not be needed at these meetings. Ms. Peterson asked if the Board could begin the review at the May 7th meeting, since the Singh application will not be heard. In a voice vote, all were in favor.

Mr. Maier stated that the Board can also review Ordinances, that may be online, from Other Municipalities. Mayor McDonough stated that he can also contact the League of Municipalities. Mr. Urfer stated again that he would like to have the AG Board provide an update, which was discussed and the Board agreed.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting 8:51 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary

6/4/18