

MINUTES
HOPE TOWNSHIP PLANNING BOARD MEETING
JULY 2, 2018

The agenda/business meeting of the Hope Township Planning Board was held on Monday, July 2, 2018. Vice Chairman Larena called the meeting to order at 7:30 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, Terry Urfer, Matthew Koski (Alternate 2), Robert May, Mayor Timothy McDonough, Chris Maier, and John Koonz.

Members absent: Tom Toohey (Alternate #1), Neil Rosenberg, and Marvin Fish

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

Approval of Minutes:

Mr. May made the motion to adopt the June 4, 2018 minutes. Motion seconded by Mr. Koonz. Discussion on the motion: Board Secretary noted a typographical error in the date of Exhibit A-22. In a roll call vote, all were in favor, except for Mayor McDonough, who was not present at the June 4th meeting and he abstained.

Old Business:

#16-001 Sarabjit Singh, Block 3700, Lot 400; Block 3701, Lot 100

Ms. Peterson and Mayor McDonough recused themselves and sat in the audience.

Richard Keiling, Esq. was present on behalf of the Applicant and he submitted a letter from the Hope Fire Department, which he read into the record. The following was submitted and marked as an Exhibit:

A-23 Letter from the Hope Fire Department

Attorney Keiling stated that also present, this evening, is Lisa Mahle-Greco who was sworn in and she provided her education and experience as an Engineer and in the classification of soils. Stuart Lieberman, Esq. was present representing Delaware River Keeper and he stated that he has no questions in regards to Engineer Mahle-Greco qualifications. Engineer Mahle-Greco then went on to review the results of the Johnson Soils report, dated April 23, 2018, and the process and procedure of the testing. Mr. Urfer had several questions in regards to the soil classification and the testing, which was addressed by Engineer Mahle-Greco. Attorney Lieberman questioned the soil evaluation and the soil suitability, the soils analysis, and the "BMP" Manuel, which, was addressed by Engineer Mahle-Greco.

The hearing was opened to the public. With there being no public questions, the hearing was closed to the public.

Dawson Bloom acknowledged that he was still under oath and he noted the latest submission and the 6-13-18 transmittal. The following were submitted and marked as Exhibits:

A-24 Revised Plans 6-14-18

A-25 Environmental Commission Response

A-26 Board Engineer Rodman Response

A-27 Revised Stormwater Drainage Analysis Report

Engineer Bloom went on to address the modifications made to the design of the stormwater drainage systems. He then went on to address the comment in Board Engineer Rodman's report. Mr. Maier had several questions pertaining to the systems designed by Engineer Bloom and his confidence in the proposed safety design and precautions. Engineer Bloom stated that he is very comfortable in his design and he continued to review the proposal.

Attorney Keiling reviewed the certified transcript of the testimony between Tom Gabel and Frank Getchell from the July 30, 2017 meeting.

Mr. May had a question on the proposal and Mr. Larena questioned the operation and maintenance manuals, both addressed by Engineer Bloom.

Attorney Lieberman questioned the location of the testing for the basins, which Engineer Bloom addressed.

The hearing was opened to the public.

David Gagne had several questions in regards to the stormwater drainage system and the wells, which was reviewed by Engineer Bloom.

Richard Stire had a question in regards to a puncture in the tank and the potential impact to wells, which was addressed by Engineer Bloom.

David Ray questioned the safety of the proposal, which was addressed by Engineer Bloom.

Monica Sobon questioned the filtration system during extreme/catastrophic events, which was addressed by Engineer Bloom.

Steven Flynn questioned the performance of the filter and the filter basket. Mr. Bloom stated that the technical information was given to the Board Professionals and he reviewed the additional safety and treatment measures. He stated that they are proposing more than is required and he stated that they are meeting the State standards.

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

Attorney Keiling reviewed the company's history and the maintenance obligation. The Board took a brief break at 8:57 p.m. The meeting resumed at 9:05 p.m.

Calisto Bertin acknowledged that he was still under oath. He re-reviewed the safety aspects, the double wall tanks, the sensors, the alarm system, the detection system, and the shut off system. He stated that the industry has advanced beyond the state and federal regulations. He then reviewed the extra precautions, being proposed, to address the public sensitivity to the proposal. He also spoke about the certifications. The Board questioned the life expectancy of the tank, liability insurance, the fuel management monitoring system, and the running of the precautionary system.

Attorney Lieberman questioned the concerns of the public, leaks, the safeguards, bad installation, DEP compliance, compliance history, monitoring of leaks, discharge, and the tying down of the tanks, which were addressed by the Applicants.

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

Board Attorney Thomas questioned the leaks and fineable offenses, inspections, and contracts with maintenance companies, which were addressed by the Applicants. Attorney Keiling asked that any reports from Dr. Emerson be supplied to them prior to the meeting.

Board Attorney Thomas announced that this matter is being carried to the Board's August 6th 2018, meeting, at 7:30 p.m., at the present location, without further public notice.

Ms. Peterson resumed her position on the Board.

Bills:

Dolan & Dolan

Re: Master Plan	\$2916.61
Re: Singh	144.39
Re: Master Plan	640.92

Board Secretary Schemm stated that the Board also received three additional bills:

Rodman and Associates

Re: Singh	\$1900.00
Re: Allentown SMSA	442.00
Re: General	272.00

The Board reviewed the bills and the Board's budget. Board Attorney Thomas reviewed his \$2916.61 bill and he asked that it be withdrawn, as it needs to be corrected.

Mr. Maier made the motion to approve the remainder of the bills. Motion seconded by Mr. May. Discussion on the motion: Mr. Koonz questioned the Board's budget. Board Secretary Schemm stated that in speaking with the CFO, the Board is over budget. Mr. Urfer stated that he will look into the matter. Roll call vote, all were in favor, except for Ms. Peterson, who abstained.

Other:

Board Secretary Schemm reminded everyone that Allentown-SMSA is scheduled for a special meeting on July 23rd at the Municipal Building.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 10:05 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
8/6/18