

**MINUTES-MEETING  
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
DECEMBER 12, 2022**

The monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:31 p.m., with the following Board Members present: Tom Gabel, Gary Green, Shawn Patton, Brian Kathenes, Carol D'Ottavio, and Steve Larena. Board Member Absent: Anthony Lytle. Also present: Stefanie Williams.

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.

**Approval of Minutes:**

Mr. Larena made the motion to adopt the minutes of October 6, 2022. Motion seconded by Mr. Green. Roll call vote in favor: Kathenes, Green, Patton, Larena, and Gabel. Abstaining: D'Ottavio.

**New Business:**

**#22-001 Grupo La Providencia, LLC, Block 3600, Lot 100-Completeness**

Brian Grace, Esq. was present on behalf of the Applicant. He stated that his clients are in the process of purchasing the site and they require a use variance. He stated that his clients are a supply company for Mexican Restaurants, where they receive product in and then they ship to their customers within 5 states. He stated that they do no retail it is just them and their employees. The product comes in on trucks, they put the product in the building with forklifts, and then the product is shipped out on their own vans and trucks. He reviewed the parking designation . He stated that Tramontin had applied for an addition, in 2004, and he briefly summarized the parking and the garage doors.

Ms. Williams then reviewed the December 9th completeness report (signage, parking analysis, office space/warehouse space, prior plans/approvals, impervious coverage) , which were reviewed with the Applicant and the Board. by and the Board discussed the parking and impervious coverage.

Mr. Larena made the motion to deem the application complete. Motion seconded by Mr. Green. Discussion on the motion: Mr. Green stated that he would like to see more information pertaining to the parking spaces during the hearing and Mr. Gabel asked if they could provide information pertaining to the square footage of office space/warehouse space. Roll call vote in favor: Green, Patton, Larena, Kathenes, D'Ottavio, and Gabel. The Board stated that their next meeting is scheduled for January 5, 2023.

**Bills:**

**French & Parrello**

Re: Grupo La Providencia, LLC      130.00

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

**Planning Board Report:**

Mr. Larena provided a planning board update: the Matarazzo solar farm application and the Planning Board recommendations to the Governing Body.

**Open to the Public:**

No public

**Adjournment:**

With there being no further business a motion was made and seconded to adjourn the meeting at 8:05 p.m. Voice vote in favor: Green, Patton, D'Ottavio, Larena, Kathenes, and Gabel

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
12/15/22