

**HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING
APRIL 4, 2024**

The monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:00 p.m., with the following Board Members present: Tom Gabel, Shawn Patton, Steve Larena, Gary Green and Brian Kathenes. Also present: Board Secretary Robin Keggan, Matt Lynch, Esq., Board attorney and Stefanie Williams, Board Engineer.

The meeting was called to order by Mr. Gabel and he led the Board in the Pledge of Allegiance. The Chairman then read the “Open Public Meetings Act”.

Approval of Minutes:

Mr. Larena made the motion to adopt the minutes of the March 7, 2024 reorganization meeting. Motion was seconded by Mr. Green. Voice vote all in favor with Mr. Kathenes abstaining.

ZB2024-01 THE LAST FRONTIER, LLC – COMPLETENESS

The Board reviewed the application submitted for completeness. Mrs. Williams went over her completeness review report which was distributed previously to all Board members as well as the applicant, the applicant’s engineer and the applicant’s attorney and noted that this application is for a bulk “c” variance and that the home to be built is located in the LDAR Zone at 227 Shiloh Road. Mrs. Williams mentioned in particular Checklist Item 11 which recommends that the applicant provide a letter from a certified wetland specialist concerning the potential wetlands located at this address (Block 3000, Lot 402).

Mr. Gabel noted that he is concerned about the vegetation on the property, in particular in the area where the septic is to be located according to the plans submitted.

There are several items that will need to be clarified, but all of the checklist items were submitted. On a motion made by Mr. Larena, seconded by Mr. Kathenes and roll called as follows: Mr. Green – yes; Mr. Kathenes - yes; Mr. Larena – yes; Mr. Patton – yes and Mr. Gabel – yes, this application was deemed **COMPLETE**.

Other Business:

None.

Open to the Public:

Chairman Gabel opened the meeting to the public. No members of the public were present.

Planning Board Report:

Mr. Larena stated that all is fairly quiet with the Planning Board. There is an application before the Board slated to be heard in June for BWC Trout, LLC (solar panel farm). Also noted was the building going on at the Inn at Millrace Pond. The Secretary was asked to check with the Construction Official to ascertain if permits had been taken out for that structure being built.

Adjournment:

With there being no further business a motion was made by Mr. Green and seconded by Mr. Larena to adjourn the meeting at 7:24 p.m. Voice vote all in favor.

Respectfully Submitted:

Robin L. Keggan, Board Secretary