

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
NOVEMBER 4, 2021**

The monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:34 p.m. with the following Board Members present: Tom Gabel, Gary Green, Steve Larena, and Shawn Patton . Absent: Brian Kathenes and Carol D'Ottavio.

The meeting was called to order by Chairman Gabel and he led the Board in the Pledge of Allegiance. It was 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 and posting on the Municipal Bulletin Board.

Approval of Minutes:

Mr. Green made the motion to adopt the minutes of September 2, 2021. Motion seconded by Mr. Patton. Roll call vote in favor: Green, Patton, and Gabel. Abstaining: Larena.

Completeness:

#21-003 423 Hope LLC, Block 1700, Lot 900

William Edleston, Esq. was present on behalf of the Applicant and he stated that the Insurance Company is requiring an upgrade in the tanks. They are adding diesel service and the canopy is being upgraded.

Christopher Nusser , the Applicant's Engineer reviewed the proposal for the new tanks, diesel pumps, and the increased canopy size. He stated that they are limited in scope and he reviewed the requested waivers. He stated that they can provide the plans to the Fire Department for their review. Mr. Thomas asked that they also follow up with the Fire Department prior to the next meeting. Mr. Nusser went on to comment on the request from the Environmental Commission regarding an EIS, the proposal, the buffer and the permit by rule. He went to review the size of the new proposed tanks and whether they will deeper/longer. He stated that they can provide testimony at the hearing. Mr. Thomas asked if there will be any expert testimony in regards to the tank. Mr. Nusser stated that they will look into that. Mr. Larena asked if they could submit a cut sheet on the tanks.

Monica Sobon, Chairman of the Environmental Commission, was in the audience and she commented on the Environmental Commission Memo that was provided and the concerns over the 1986 standards and if the Board can review the existing site conditions, the prior approvals, and if any improvements might be needed.

The Board discussed lighting, signage, onsite and offsite traffic circulation (dump trucks...etc), and need for historical commission approval. The Board continued to discuss what information will be needed prior to the Board's next meeting: cut sheet and specifications of the proposed tanks, aquifer recharge area, status of any contaminated soils, and flood plain (DEP determination/verification/delineation) to be sent to the Board Engineer in advance of the next meeting. The Board discussed whether they wish to grant the waivers and deem the application complete and how to address the Environmental aspects. The Applicant stated that they would provide testimony.

Mr. Larena made the motion to deem the application complete and to grant the waivers requested for completeness. Motion seconded by Mr. Patton. Roll call vote in favor: Green, Patton, Larena, and Gabel.

The Board discussed the scheduling and the number of Board Members needed as the application is a Use Variance.

Ms. Sobon asked if it was possible to get an electronic copy of the application. Ms. Schemm stated that she will ask the Applicant.

Correspondence:

Warren County Planning Board, Re: Hope NJ Realty

Voucher:

Dolan & Dolan

Re: Hope NJ Realty 1714.95

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

Open to the Public:

Chairman Gabel opened the meeting to the public for non agenda items. With there being no public comment, the meeting was closed to the public.

Planning Board Report:

Mr. Larena stated that there will be no Planning Board Meetings until the beginning of the year.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 8:15 p.m. Voice vote in favor: Green, Patton, Larena, and Gabel.

Respectfully Submitted:

Alfia Schemm
Board Secretary

1/31/22