

MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
JULY 1, 2021

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, Carol D'Ottavio, and Brian Kathenes. Absent: Steve Larena. Also present: Board Engineer Ted Rodman, Board Attorney Roger Thomas, and Planner Lauren Purdom.

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. Kathenes made the motion to adopt the minutes of June 3, 2021. Motion seconded by Mr. Patton. Discussion on the motion: Chairman Gabel questioned the Newrent request to waive the reading of the Resolution, which Mr. Thomas reviewed. Voice vote in favor: Green, Patton, Kathenes, and Gabel. Abstaining: D'Ottavio who was absent at the June meeting.

Memorializing Resolution:

#ZB21-001 Newrent Inc, Block 4000, Lot 1200

Mr. Green made the motion to adopt the Resolution. Motion seconded by Mr. Patton. Roll call vote in favor: Green, Patton, and Gabel. Abstaining: Kathenes- who voted in opposition and D'Ottavio who was absent.

Hearing:

#ZB21-002 Hope NJ Realty Group, LLC, Block 3400, Lots 1100 and 1101

Brian Tipton, Esq. was present on behalf of the Applicant and he reviewed the individuals who will be presenting testimony this evening.

Raymond O'Brien was sworn in and he was qualified as a Professional Architect. Daniel Davies was sworn in and he was qualified as a Professional Engineer. Jessica Caldwell was sworn in and she was qualified as a Professional Planner.

Gerald Frungillo was sworn in and he reviewed the history of the property and their future plans to utilize the property as a catering venue. He stated that they love the property and have purchased the property for their children. He stated that they hope that the Board looks favorably on their proposal. He stated that they are under a time constraint as they have future events scheduled. Mr. Thomas reviewed the past approvals. Mr. Frungillo stated that they will not abandon the restaurant use; which, will be active when there are no events/weddings scheduled. He also stated that they will continue the bed and breakfast and the meeting house/convention center/conference center. He reviewed the proposed venue limitation of 150 people, days of operation, number of employees, valet parking, and parking.

The hearing was opened to the public for questions of Mr. Frungillo. With there being no questions, the hearing was closed to the public.

Mr. Davies reviewed the proposed plans that were submitted, the features of the property, and the proposed permanent building which will replace a temporary tent.

He went on to review the proposed impervious coverage and the existing conditions. He briefly described the stormwater management and then he reviewed the parking. He reviewed the comment letters received (Engineer, Environmental and Planning) and the stated that they are not proposing any additional landscaping or lighting. He also commented on the Cramer letter, which was marked as an Exhibit:

A-1 Wetlands/Waters Evaluation, Cramer Ecological Services, dated 7/1/21

Mr. Rodman reviewed his June 27, 2021 review letter and parking, runoff, lighting, replacement plantings, noise, permission from the surveyor, were all discussed. The Board questioned the current use of the tent, water/septic usage and obtaining confirmation that the septic is sufficient. Ms. Purdom questioned the parking and the present ordinance standards.

The hearing was opened to the public for questions of Mr. Davies.

Monica Sobon questioned the handling of runoff to be used elsewhere (irrigation).

Lorraine Ostrzyzek questioned the parking in the winter months, snow removal, and the runoff from ice treatment. Mr. Frungillo stated that events would be postponed in a big weather event and that they do have snow removal. He stated that he can look into the ice treatment.

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

Mr. O'Brien submitted the following, which were marked as Exhibits:

A-2 Zone Plan A -Details for soundproofing

A-3 Exterior Rendering

Mr. O'Brien stated that the proposal is to take the area of the tent and replace it with a permanent structure. He then went on to comment on the Board's Planner's report and he described the proposal, the absorption and emittance of sound, and sound mitigation measures. The Board questioned the proposal at great length.

The hearing was opened to the public for questions of Mr. O'Brien. With there being no questions of Mr. O'Brien, the hearing was closed to the public

Ms. Caldwell then addressed the proposal, commented on the prior approvals, and the variances being requested. She reviewed the present permitted uses and she stated that the site is suitable for the proposal as it is a beautiful, historical, unique piece of property and it has such a special character that it lends itself to an event space. She stated that they want to utilize the site and the proposal has been designed to complement the historic buildings. She provided testimony regarding the positive and negative criteria.

The hearing was opened to the public. With there being no public comment, the hearing was closed to the public of Ms. Caldwell.

The hearing was opened to the public for general questions.

Carol Kernoschak was sworn in and she stated her concern with the volume of noise coming from the site and she stated that the building will be an improvement.

Lorraine Ostrzyzek was sworn in and she stated her/neighbor concerns over the noise/vibration level emitted from the site and it being not acceptable. She stated that the neighbors should be respected.

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

The Board discussed allowable state sound standards/levels and obtaining Historic District Commission approvals. Mr. Thomas summarized the proposal: operation of the restaurant and bed and breakfast, the meeting house limited to 50 people, and the new event structure limited to one event a day, 150 person capacity, and valet parking. Also to include Mr. Rodman's report: runoff (reusable roof runoff), night light test, foundation plantings and replacement of any damaged landscaping, outside agency approvals, and pre-construction meeting, etc... It was suggested that a new map be submitted outlining the designated parking for both review and enforcement purposes. The application also needs to be submitted to the Historic District Commission. Self closing doors, water usage, and parking on Millbrook Road were also discussed.

Mr. Green made the motion to approve the application as presented and discussed this evening. Discussion on the motion: Mr. Thomas reviewed that there are only 5 Board Members present this evening and he confirmed that the Applicant wished to proceed. Mr. Tipton stated that they do. Motion seconded by Mr. Kathenes. Discussion on the motion: the Board reviewed the particulars again and agreed to end time of 11 p.m. for events. Roll call vote in favor: Green, Patton, Kathenes, D'Ottavio, and Gabel.

Vouchers:

	Heyer, Gruel, & Associates	
Re: Newrent		750.00
	Dolan & Dolan	
Re: Newrent		1951.68
Re: Hope NJ Realty		555.18

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

Open to the Public:

Chairman Gabel opened the meeting to the public for non agenda items. With there being none, the hearing was closed to the public.

Planning Board Report:

No report

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 10:19 p.m. Voice vote in favor: Green, Patton, D'Ottavio, Kathenes, and Gabel.

Respectfully Submitted:

Alfia Schemm
Board Secretary
8/2/21