

**MINUTES-MEETING
HOPE TOWNSHIP ZONING BOARD OF ADJUSTMENT
MAY 6, 2021**

The reorganization meeting and monthly meeting of the Hope Township Zoning Board of Adjustment convened at 7:39 p.m. via Zoom, with the following Board Members present: Tom Gabel, Gary Green, Shawn Patton, Steve Larena, and Christopher Smith. Absent: Brian Kathenes and Carol D'Ottavio. Also present: Engineer Ted Rodman and Secretary Alfia Schemm.

The meeting was called to order by Mr. Gabel and he led the Board in the Pledge of Allegiance. Secretary Schemm 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.

Reorganization:

Nomination of Chairman

Mr. Larena made the motion to nominate Tom Gabel as Chairman. Motion seconded by Mr. Green. With there being no other nominations, a roll call was taken in favor: Green, Patton, and Larena. Muted: Smith Abstaining: Gabel

Nominations for Vice Chairman:

Mr. Gabel made the motion to appoint Brian Kathenes as Vice Chairman. Motion seconded by Mr. Larena. With there being no other nominations, a roll call vote was taken in favor: Green, Patton, Larena, and Gabel. Muted: Smith

Adoption of Resolution - Professional Services

Mr. Green made the motion to appoint the Board Professionals and to adopt the prepared Resolution. Motion seconded by Mr. Larena. Roll call vote in favor: Green, Patton, Larena, and Gabel. Muted: Smith

Appointment of Board Secretary

Mr. Larena made the motion to appoint Alfia Schemm as the Board Secretary. Motion seconded by Mr. Gabel. Roll call vote in favor: Green, Patton, Larena, and Gabel. Muted: Smith

Adoption of Meeting Dates

Mr. Green made the motion to adopt the meeting dates for the year as distributed. Motion seconded by Mr. Larena. Discussion on the motion: The Board discussed the July 1st meeting. Ms. Schemm stated that she is not available for the July meeting; however, the Board can discuss the July meeting date next month to determine if a meeting is needed or if another date should be selected. Voice vote in favor: Green, Patton, Larena, and Gabel. Muted: Smith

Adoption of 2020 Open Public Meeting Act-Resolution

Mr. Smith made the motion to adopt the Resolution complying with the Open Public Meetings Act. Motion seconded by Mr. Larena. Voice vote in favor: Green, Patton, Larena, Gabel, and Smith

Annual Report for 2020

Mr. Smith made the motion to adopt the Annual Report for 2020. Motion seconded by Mr. Larena. Voice vote in Favor: Green, Patton, Larena, Gabel, and Smith

Approval of Minutes:

Mr. Smith made the motion to adopt the minutes of September 3, 2020. Motion seconded by Mr. Patton. Roll call vote in favor: Green, Patton, and Smith Abstaining: Larena and Gabel

Completeness:

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

Chairman Gabel stated that it is the Board Professional's recommendation to deem the Variance application complete and to deem the Site Plan application incomplete.

Mr. Larena made the motion to deem the Variance application complete and to deem the Site Plan application incomplete. Discussion on the motion: Mr. Smith questioned the relief being requested, which the Board discussed. It was noted that the Board Attorney can review the matter at the June meeting. Roll call vote in favor: Green, Patton, Smith, Larena, and Gabel

Mr. Smith made the motion to deem the Site Plan application incomplete. Motion seconded by Mr. Larena. Roll call vote in favor: Green, Patton, Smith, Larena, and Gabel

The Board discussed that they would be willing to also hear the Site Plan application, if the additional information is provided, and the application is deemed complete at the June meeting.

Dan Benkendorf Esq. was present on behalf of the Applicant and he stated that he has heard the Board's comments and they will begin working on the Site Plan immediately.

Vouchers:

Rodman & Associates

Re: General 70.00

Re: Hennison 105.00

Dolan & Dolan

Re: Hennison 472.79

Re: Hennison 106.39

Re: General 62.23

Re: Newrent 211.85

NJ Planning Officials

Re: Dues 185.00

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

Open to the Public:

Chairman Gabel opened the meeting to the public.

Tom Bodolsky questioned the application before the Board and whether the use is permitted. Board Secretary Schemm stated that the Board Attorney will be present at the next meeting to review the matter with the Board.

With there being no further public comment, the meeting was closed to the public.

Planning Board Report:

Mr. Larena stated that the Planning Board is presently reviewing and discussing the uses and properties in the POP zone. He recommended that any interested individuals should attend the Planning Board meetings and the next meeting is scheduled for June 7.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 8:22 p.m. Voice vote in favor: Green, Patton, Smith, Larena, and Gabel

Respectfully Submitted:

Alfia Schemm
Board Secretary
5/28/21