

**TOWNSHIP OF HOPEWELL
ZONING BOARD OF ADJUSTMENT**

AGENDA TO THE EXTENT KNOWN

WEDNESDAY, APRIL 4, 2018

7:00 P.M. AGENDA MEETING (open to the public)

7:30 P.M. REGULAR MEETING

I. CALL MEETING TO ORDER AND STATEMENT OF PROPER NOTICE - Notice of this meeting has been posted on the municipal bulletin board and forwarded to the Hopewell Valley News, The Times, the Trentonian and the Hopewell Express on January 3, 2018, in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975. This meeting is being audio recorded.

II. ROLL CALL

III. MINUTES SUBMITTED FOR APPROVAL

IV. APPLICATIONS

NOTE:

Application Materials for listed cases can be found under the heading, **DOCUMENTS FOR ACTIVE CASES**, at the following website address: <http://www.hopewelltpw.org/294/Zoning-Board-of-Adjustment>

- A. CASE 2017-16 – AB MULCH** - 1569 Reed Road, Hopewell, New Jersey; Township Tax Map Block 91, Lot 18. Applicant is seeking a use variance along with a bulk variance for front yard setback to construct a wood mulch production facility on the property situated in the Special Industrial (SI) Zoning District. ***(Further Continued to the 5/2/2018 Meeting)***
- B. CASE 2018-03 – Ruth Mellk** – 211 Blackwell Road, Hopewell, New Jersey; Township Tax Map Block 44, Lot 20. Applicant is seeking a Use Variance with bulk variances for setbacks and lot coverage to construct a second principal dwelling on a property with an existing residential dwelling situated in the Valley Resource Conservation (VRC) Residential Zoning District.
- C. CASE 2018-04 – Hopewell Special, LLC** – 85 Stony Brook Road, Hopewell, New Jersey; Township Tax Map Block 5, Lot 34. Applicant is seeking a bulk variance for a side yard setback to construct an expanded deck on an existing residential dwelling situated in the Mountain Resource Conservation (MRC) Zoning District.
- D. CASE 2018-01 – Disch & Sons Distillers, LLC** – 130 Hopewell-Rocky Hill Road, Hopewell, New Jersey; Township Tax Map Block 14, Lot 15.01. Applicant is seeking an amended Use Variance with bulk variances, and Amended Preliminary/Final Site Plan approval to relocate the retail sales component of the distillery operations to within the distillery building and to modify the existing distillery building on an existing commercial facility situated in the Valley Resource Conservation (VRC) Zoning District

IV. APPLICATIONS (Continued)

- E. CASE 2018-06 – Fahmy, Michael** – 14 Cheyenne Drive, Hopewell, New Jersey; Township Tax Map Block 75, Lot 4.11. Applicant is seeking a bulk variance for lot coverage to construct an in-ground swimming pool and patio as an accessory use to an existing residential dwelling situated in the Valley Resource Conservation (VRC) Zoning District

V. MEMORIALIZATION OF RESOLUTIONS

- A. CASE 2017-24 – LINLUKS LLC** – 55 NJSH Route 31S, Hopewell, New Jersey; Township Tax Map Block 66, Lot 4.
- B. CASE 2018-02 – Ronald S. Garzio** – 311 Washington Crossing Pennington Road, Hopewell, New Jersey; Township Tax Map Block 92.02, Lot 11.

VI. ADJOURNMENT