

**HOPEWELL TOWNSHIP COMMITTEE SPECIAL MEETING  
HOPEWELL TOWNSHIP MUNICIPAL BUILDING AUDITORIUM**

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**Tuesday, January 16, 2018 – 7:05 p.m.**

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**PROPER STATEMENT OF NOTICE** – Mayor Kuchinski called the meeting to order stating that notice of the meeting had been posted on the municipal bulletin board and forwarded to the Hopewell Valley News, The Times, the Trentonian and the Hopewell Express (the official newspapers) on January 9, 2018, in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975.

**ROLL CALL:** Those answering the roll call of the Municipal Clerk:

**COMMITTEE MEMBERS PRESENT:** Blake, McLaughlin, Ruger, Mayor Kuchinski

Hart (Arrived at 7:37 p.m.)

**ABSENT:** None

**STAFF PRESENT:** Administrator/CFO Borges, Municipal Clerk Gompf

**ALSO PRESENT:** Finance Advisory Committee Members: Robinson, Sanford

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**2018 MUNICIPAL BUDGET DISCUSSION**

Mayor Kuchinski advised those present that an earlier version of the meeting agenda advertised a Bristol Myers Squibb Ordinance but it was being removed from the agenda due to the Ordinance not being ready for inclusion on the agenda and therefore, the meeting will be confined to the budget discussion and public comment. The Mayor also announced there will be no Executive Session meeting.

Ms. Borges recapped past budget discussions and goals, followed up on outstanding questions from the previous meeting, and discussed modifications to the budget which were made since the last meeting.

Mayor Kuchinski asked George Snyder, Director of Public Works, for his recommendations on the HVAC system for the building. Mr. Snyder stated that the system in place dates back to 1986 and several heat pumps have been replaced over the years on a rotating replacement schedule. He explained that a building management system was needed and requires a building management study. In order to maximize the most benefit from the system, Mr. Snyder recommended a total upgrade of the system with the building management system and provided the estimated associated costs.

Mayor Kuchinski asked if there is a cost benefit to the Township for a new system as opposed to maintaining the old system. Mr. Snyder stated that the electric bill will be lowered by approximately 10% by replacing the heat pumps. Mayor Kuchinski expressed his desire that anything being done must result in a net cost savings.

Mark Kataryniak, Engineer/Director of Community Development addressed Phase One of the annual road program as follows:

- 22,000 linear feet of roads will be addressed this year.
- Material and treatment applications
- Cost of roadway repair
- Grant funding allocations
- New radar signs
- 2019 Road Program Work

Mrs. Borges discussed past years' Capital which may be used to offset the cost of the road program.

Mr. Katarzyniak addressed Phase Two of the road program which addresses the proposed municipal takeover of the roads within Brandon Farms and provided a preliminary estimated cost of such takeover. It was Mr. Katarzyniak's recommendation to phase in the work on the roads over a minimum of two years, refine the condition assessment, and work on the roads that need it the most. He then described to the Committee the most effective ways of getting the most out of pavement life on the roadways which, he asserted, comes down to maintenance and preventative maintenance. Mayor Kuchinski suggested contacting the Brandon Farms Condominium Association in order to obtain more information about the road transition and asked for a breakdown of the costs of each phase.

A discussion ensued regarding the logistics of plowing the roadways in Brandon Farms and the cost of road repairs and maintenance.

Mayor Kuchinski spoke about the Capital budget, moneys that may be used to offset the projects, and the addition of phasing the work as a pathway to building the budget to keep it below the goal.

Mr. Snyder announced a new 24 Hour Response Pothole Policy to make it easier for citizens to notify Public Works when there is a road issue. To report a pothole or road concern, citizens may call Public Works directly or through the "Report a Concern" portal on the Township's website.

Discussions ensued regarding:

- Future budget meeting date and time
- The order of budgets to discuss with which departments
- Major points to consider.
- The status of the professional service agreements and their related budgets.
- Refinancing and debt service figures for future meetings
- Medical coverage expense reductions.
- Tax levy goals
- Surplus amounts

## PUBLIC SECTION

The following members of the public spoke during public comment:

**James Burd**, a resident of Nursery Road, asked the Committee to give the public ample time to understand what is going on with the affordable housing development behind ShopRite. Mr. Burd stated that no one is aware of the proposed new road that will run to Diverty Road and possibly to Denow Road and wants the Committee to ensure the public is aware. He questioned what happened to a previous location for the Senior Center; asked when the Bristol Myers Squibb Ordinance will be addressed at a meeting; and asked the status of the solar panels at Public Works.

Mayor Kuchinski stated that the Bristol Myers Squibb (BMS) discussion is anticipated for the January 29, 2018 meeting but is conditional upon BMS working through issues related to the potential sale of the property. The Committee anticipates making changes to the BMS Ordinance, which the Court has asked the Township to make, and address the open questions regarding affordable housing on the site. Mr. Katarzyniak also replied to Mr. Burd's question regarding the new road and provided information on the location of the Senior Center facility. Mr. Burd stated his opinion on the Senior Center facility.

**Harvey Lester**, a resident of Continental Drive, stated his opposition to the new intersection on Diverty Road.

**Josh Clemente**, a resident of Diverty Road, asked how he, as a Diverty Road resident, can be involved in the decision over the proposed road. Mr. Clemente was urged to attend the public meetings and voice his concerns so they may be taken into account during the process.

**Melanie Phillips**, a resident of Washington Crossing-Pennington Road, stated her concern over what she referred to as “pop up meetings” and urged the Committee to let the public know about the meetings which she believed were not being advertised in a timely manner. Ms. Phillips stated her concerns about the locations of affordable housing and possible retail additions to the proposed affordable housing site.

**Elton Clark**, a resident of Diverty Road, stated he wants to be intimately involved with the decisions being made regarding the new road and stated that he believed a cul-de-sac on Diverty Road is the only option and safety, light and sound mitigation is key. Mr. Clark objected to the use of eminent domain to purchase property.

Mayor Kuchinski replied that a meeting for the residents of Diverty Road will be arranged. Committee Member Blake stated that the Committee has every intention of receiving the public’s input and having conversations regarding these issues.

**Cornell Row**, a resident of Diverty Road, wanted to know how the Township will bring in public utilities because of the low lying area and if drains will be placed there. Mr. Kataryniak replied that the Township will be working very closely with the developers on those issues and ensure that the drainage issues are addressed.

Mr. Row asked if there will be an option for the residents to connect to the drainage systems. Mr. Kataryniak replied that the Township will assess where the needs are and then address those needs as part of the overall development project. Mr. Kataryniak stated that he will be able to share the initial visions of the project and the public’s concerns during the public meeting that will be scheduled.

Mr. Row asked for the Committee’s response about Elizabethtown Gas bringing natural gas into the Township. Mayor Kuchinski recounted the circumstances of bringing natural gas, via Elizabethtown Gas, to the Township. The Mayor stated Elizabethtown Gas is in the process of extending natural gas service and suggested linking Mr. Row with the resident who is working with Elizabethtown Gas to bring more service into the Township.

**Kim Robinson**, a resident of Harborton-Rocktown Road and Finance Advisory Committee Chairperson, asked the Committee to take over the 1.3 mile road in front Bear Tavern Elementary School in order to place a 25 mile per hour speed limit there.

The detailed public comment may be viewed at [www.hopewelltp.org](http://www.hopewelltp.org) in the video library.

At 8:27 p.m., Motion by Blake, seconded by McLaughlin to adjourn the meeting.  
**MOTION UNANIMOUSLY CARRIED**

The detailed public meeting may be viewed at [www.hopewelltp.org](http://www.hopewelltp.org) in the video library.

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LAURIE E. GOMPF  
 MUNICIPAL CLERK