

**HOPEWELL TOWNSHIP  
PLANNING BOARD MINUTES  
JANUARY 25, 2018**

A regular meeting of the Hopewell Township Planning Board was held in the Hopewell Township Municipal Building Auditorium at 7:00 p.m. on Thursday, January 25, 2018.

Ms. Murphy, Chairperson, called the meeting to order at 7:02 p.m. She stated that notice of the meeting was posted in the Municipal Building and had been forwarded to the Hopewell Valley News, The Times of Trenton, The Trentonian and the Hopewell Express in compliance with the Open Public Meetings Act.

Members present: Karen Murphy, Chairperson, Jack Belmont, Milind Khare, Paul Kiss, Kristin McLaughlin, Rex Parker, Russell Swanson and Courtney Peters-Manning. Also present: Frank Linnus, Esq. and Linda Barbieri, Recording Secretary. Absent: Lawrence Clarke, Kevin Kuchinski and Vanessa Sandom.

**Announcements**

Ms. Murphy announced that the agenda had been revised to remove a resolution that was scheduled to be memorialized for applicant Princeton Research Lands, Inc. with respect to their Preliminary Major Subdivision approval. Mr. Linnus explained the draft resolution was sent to the applicant's attorney, who in turn contacted him requesting that the Board not take action on the resolution this evening as he had not yet had the opportunity to meet with the applicant to review and comment on the resolution.

**Memorialization of Resolution**

Stony Brook Regional Sewerage Authority, Site Plan,  
Preliminary/Final  
Block 46, Lot 19.01 - 363 Pennington-Rocky Hill Road

The Stony Brook Regional Sewerage Authority was requesting Preliminary and Final Site Plan approval to upgrade and expand the Pennington Wastewater Treatment Plant located at 363 Pennington-Rocky Hill Road, also known as Block 46, Lot 19.01 on the Hopewell Township Tax Map. Mr. Swanson moved and Mr. Kiss seconded a motion memorializing the action taken at the December 7, 2017 Planning Board meeting. It was voted on and passed.

Roll Call Vote:

Ayes: Belmont, Kiss, Murphy, Swanson, Peters-  
Manning

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Nays: None  
Abstain: None  
Absent: Clarke, Kuchinski, Sandom  
Not Voting: Khare, McLaughlin, Parker

Ms. Murphy asked for questions or comments from the public.

Harvey Lester, Washington Crossing Estates, stated that there is a discrepancy with language contained in Mr. Banisch's report and in Township Committee Resolution 18-28, Authorizing and Directing the Planning Board to undertake an expedited investigation of additional lots to be added to the "Zaitz Tract," described in Mr. Banisch's report entitled, "Preliminary Investigation Report with respect to Designation of a Non-Condensation Area in Need of Redevelopment, Block 85, Lot 30 and Block 86, Lots 32, 33, 34 and 130," which he distributed to the Board on January 11, 2018, and the "Agreement for Purchase and Sale of Real Estate by and between the Township of Hopewell, as Seller and US Home Corporation, d/b/a Lennar, as Purchaser, dated December 11, 2017." The conflicting language is with respect to "non-condemnation," as referenced in the Resolution and Mr. Banisch's report, versus the language with respect to "eminent domain," referenced in the Agreement for Purchase and Sale. He stated there are certain conditions contained in the Agreement for Purchase and Sale, which may trigger a condemnation event.

Melanie Phillips, Washington Crossing-Pennington Road, stated the 2002 Land Use Plan Element of the Master Plan contains language that should be considered when moving forward with any development. She read text from the Land Use Plan with respect to land and water resources and asked that the Board pay special attention to ..."Land use and management decisions made today will determine whether we squander these riches through ill-conceived development and exploitation or choose to be worthy stewards of the land and water, preserving what is best about the Township and its critical resources for future generations." It was her opinion that this is how many residents view what is happening in the Township. She asked that the Board consider each decision they make with the input of Township residents so that we are worthy stewards of the land and preserve what is best about our Township.

Jim Burd, Nursery Road, stated he was involved with the purchase of the "Zaitz Tract" for affordable housing and there was nothing mentioned at that time with respect to an access onto Diverty Road. He commented that the Board should take the opportunity to drive on Diverty Road to get a sense of the road, which is narrow and rough. It was his opinion that this was not something that was wanted by the residents of Diverty Road. He also commented that the "Zaitz

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Tract" was not an appropriate location for a senior center; it should be located at the former Merrill Lynch campus. He stated that an evaluation should be done and discussions should take place with CF Hopewell to determine if the building that was marked for a senior center and perhaps an emergency services building is still a possibility.

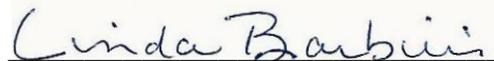
Josh Clemente, Diverty Road, stated the road is narrow and is not safe to add additional traffic; there should be no traffic added from the affordable housing because it is not safe for anyone who lives in that area. He stated the Board should take into consideration the people that live there and have a conversation with them before making the types of decisions that would affect all of the families living there.

Kerry Giammetta, Diverty Road, stated she is a new resident to Diverty Road and that the intersection of Route 31 and Diverty Road is dangerous during rush hour; adding traffic to that intersection will create dangerous conditions for all the residents.

Ms. Murphy stated the Board would be discussing the "Zaitz Tract" and Diverty Road at the February 22, 2018 Planning Board meeting. She commented that the Board does care about the residents of the Township and considers their ideas, needs, and wants for their communities. She encouraged the residents to return on February 22, 2018 for a public discussion.

There being no further business, the meeting was adjourned at 7:22 p.m.

Respectfully submitted,



Linda Barbieri  
Recording Secretary

The audio recording of this meeting can be accessed here:  
<http://hopewelltpw.org/DocumentCenter/View/2763>