

**HOPEWELL TOWNSHIP
PLANNING BOARD MINUTES
FEBRUARY 27, 2020**

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, February 27, 2020.

Ms. Murphy, Chairperson, called the meeting to order at 7:03 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, Rex Parker and Russell Swanson. Also present: Frank Banisch, Planner, Banisch Associates, Mark Kataryniak, PE, Community Development Director/Township Engineer, Frank Linnus, Esq. and Jaimie Laird, Recording Secretary. Absent: Kevin Kuchinski, Kristin McLaughlin, Leigh Ann Peterson, Vanessa Sandom and Glenn Paul.

Minutes for Approval

Mr. Swanson moved and Mr. Parker seconded a motion approving the minutes of the January 23, 2020 Planning Board meeting. The minutes were approved as presented.

Memorialization of Resolutions

Pennington Point Property Owners Association, Inc., Site Plan, Final, Amended, Variance C (Route 31 Driveway Access)
Block 48.02, Lot 1-C002 - 5 Tree Farm Road

The applicant was seeking amended final site plan approval to construct a driveway access to the Tree Farm Road site directly from Route 31, together with a five-space parking reduction variance due to reconfiguration of the parking lot for property located at 5 and 7 Tree Farm Road and Route 31 South, known and designated on the Hopewell Township Tax Map as Block 48.02, Lots 1, 1-C001 & 1-C002. Mr. Kiss moved and Mr. Swanson seconded a motion memorializing the action taken at the January 23, 2020 Planning Board meeting. It was voted on and passed.

Roll Call Vote:

Ayes: Belmont, Khare, Kiss, Murphy, Parker, Swanson
Nays: None

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Abstain: None
Absent: Kuchinski, McLaughlin, Peterson, Sandom, Paul
Not Voting: None

National Contractors, Inc., Site Plan, Preliminary
(Warehouse/Office)
Block 91, Lot 14.02 - 1607 Reed Road

The applicant was seeking preliminary site plan approval with a design waiver/exception to construct a 14,040 square foot building consisting of 10,040 square feet of warehouse space and 4,000 square feet of office space on property located at 1607 Reed Road, known and designated as Block 91, Lot 14.02 on the Hopewell Township tax map. Mr. Swanson moved and Mr. Kiss seconded a motion memorializing the action taken at the January 23, 2020 Planning Board meeting. It was voted on and passed.

Roll Call Vote:

Ayes: Belmont, Khare, Kiss, Murphy, Parker, Swanson
Nays: None
Abstain: None
Absent: Kuchinski, McLaughlin, Peterson, Sandom, Paul
Not Voting: None

Other Business

Planning Board review of the following:

- Interested Parties Motion for Rehearing and Reconsideration of and, in the alternative, Petition to Modify Resolution 19-021 regarding Woodmont Federal Hopewell Urban Renewal, LLC c/o Woodmont Properties
- Objection to the Motion for Rehearing and Reconsideration regarding Woodmont Federal Hopewell Urban Renewal, LLC c/o Woodmont Properties

Ms. Murphy stated that she did not vote on the Woodmont Properties site plan application; therefore, she would not be participating in the discussion. She explained that the Board would hear the interested parties motion and Woodmont Properties objection to the motion with respect to a rehearing of the Woodmont Properties application. Mr. Khare recused himself from the discussion. Ms. Murphy noted that Ms. Peterson's participation would be required for a quorum to

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discuss the motion; therefore, the Board would be taking a recess until Ms. Peterson arrives.

The Board returned to public session. Ms. Murphy stated the Board would discuss the Correspondence section of the Agenda.

Correspondence

Mercer County 2020 Bicycle Master Plan Element

Mr. Kataryniak stated the County is proposing a new element, a Bicycle element, as part of their Master Plan. He noted that the County has not scheduled any visits to the municipalities to discuss the element; however, they have distributed a draft copy of the element for review and have scheduled a public hearing on March 2, 2020, at which time the public is invited to attend and provide any comments. The public notice and draft element has been circulated to the Board members and is posted on the Township website:

<http://hopewelltp.org/DocumentCenter/View/4572/Mercer-County-2020-Bicycle-Master-Plan-Element>

Ms. Murphy asked if a timeframe has been set for review of the recommendations submitted by the sub-committee with respect to the proposed amendments to the Open Space and Recreation Plan Element of the Township's Master Plan. Mr. Kataryniak stated that funds for the Planner's review have been included in draft 2020 budget; however, a timeframe would not be established until the budget is adopted.

Ms. Murphy asked for questions or comments from the public with respect to items not on the agenda. There was no public comment.

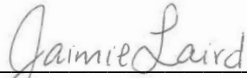
The Board took a brief recess.

The Board returned to public session. Ms. Murphy announced that Ms. Peterson was ill and was unable to attend the meeting this evening. The Board's discussion with respect to the "Other Business" on tonight's agenda would be carried to the next regular meeting of the Board, March 26, 2020.

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There being no further business, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,



Jaimie Laird
Recording Secretary

The audio recording of this meeting can be accessed here:
<http://hopewelltpw.org/DocumentCenter/View/4618/February-27-2020-Planning-Board-MP3>