

**HOPEWELL TOWNSHIP
PLANNING BOARD MINUTES
MARCH 28, 2019**

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, March 28, 2019.

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, Kevin Kuchinski, Kristin McLaughlin, Rex Parker, Courtney Peters-Manning, Russell Swanson, Vanessa Sandom and Leigh Ann Peterson (excused 7:07 p.m., returned 8:30 p.m.) Also present: Frank Banisch, Planner, Banisch Associates, Mark Kataryniak, PE, Community Development Director/Township Engineer, Frank Linnus, Esq. and Jaimie Williamson, Recording Secretary.

Announcements

Mr. Parker announced that the New Jersey Department of Environmental Protection, Division of Parks and Forestry is once again providing the Township with a large number of tree seedlings, which will be distributed by the Environmental Commission on Saturday, April 6, 2019 from 9:30 a.m. to 12 noon at the Public Works Building; residents who stop by will be given up to six seedlings. Mr. Parker noted that this will be the final year that the State will be providing the seedlings, which they have been doing since Hurricane Sandy in an effort to restore forestry throughout the State.

Minutes for Approval

Mr. Swanson moved and Mr. Kiss seconded a motion approving the minutes of the January 24, 2019 reorganization/regular Planning Board meeting. The minutes were approved as presented with Mr. Kuchinski abstaining.

Memorialization of Resolution

Capital Project Review - Mercer County Park Commission

Mercer Meadows Park - Various Blocks/Lots

A. Lawrenceville-Hopewell Trail - Reed Bryan Loop

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- B. Stony Brook Pedestrian Bridge & Trail Extension
- C. Mercer Meadows Trail Improvements

The Capital Project involves improvements throughout Mercer Meadows Park. It was the consensus of the Board that while the improvements benefit all County residents, the project activities are particularly beneficial to Hopewell Township, further specific Master Plan goals and strategies, and advances Hopewell Township's Master Plan. Mr. Kiss moved and Mr. Swanson seconded a motion memorializing the action taken at the January 24, 2019 reorganization/regular Planning Board meeting recommending the Capital Project. It was voted on and passed.

Roll Call Vote:

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

Peterson, Kathleen, Minor Subdivision, Variance C

Block 78.43, Lots 54 & 55 - 295 Pennington-Lawrenceville Road
Present: Robert Ridolfi, Esq.; Frank Falcone, PLS, PP,
Princeton Junction Engineering Co.; Kathleen Peterson,
Applicant

Ms. Leigh Ann Peterson recused herself from hearing the application.

Mr. Linnus stated that notice was in order and the Board did have jurisdiction to hear the application.

Robert Ridolfi, Esq., attorney for the applicant, stated that the applicant was proposing a minor subdivision/lot line adjustment of Lots 54 and 55 in Block 78.43 to create two (2) lots; proposed Lot 55.01 would retain the existing dwelling and accessory structures on a 150 ft. wide lot. Proposed Lot 54.01 would include the remaining lands. Proposed Lot 54.01 would be 50 ft. wide for the first 200 ft. (flag stem) and 100 ft. wide for the remaining 300 ft.; no development is proposed at this time. Both proposed parcels conform to the R-100 zone requirements with the exception of a variance needed for lot width for the flag stem for proposed Lot 54.01; 100 ft. is required and 50.01 ft. is proposed.

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Frank Falcone, PLS, PP, Princeton Junction Engineering Co. and Kathleen Peterson, Applicant, were sworn in by Mr. Linnus. Mr. Falcone presented his qualifications, which were accepted by the Board.

Mr. Falcone presented an overview of the project. Entered into evidence, as Exhibit A-1, was a colored rendering of the proposed subdivision. He explained that while both lots conform on their own, there is an issue of the existing dwelling straddling the property line between the two lots; the garage is on Lot 54 and the main body of the house, deck and other improvements are on Lot 55. The proposal is to combine the lots and then re-subdivide them to have proposed Lot 55.01 contain the existing house/garage and improvements and create a single building lot for proposed Lot 54.01. Mr. Falcone noted that recently Mrs. Peterson has connected the existing dwelling to the Ewing Lawrence Sewerage Authority (ELSA) existing sanitary sewer located in Hopewell Grant and has also provided a second lateral for a future home on proposed Lot 54.01; both lots are now served by public water and public sewer. He stated that the minimum lot size for the sewered properties is 20,000 sq. ft.; both lots meet that requirement with proposed Lot 55.01 at 30,000 sq. ft. and proposed Lot 54.01 at just under an acre, 40,043 sq. ft. Mr. Falcone explained the lots would share the existing driveway at the entrance from the Pennington-Lawrenceville Road, a County road, as he has met with the County Engineer who was adamant that only one driveway service the entrance to both properties. The proposed plan looks to enhance the driveway opening to be wider to accept two cars and then to branch off into proposed Lot 54.01 to access the site. The driveway on the existing lot would need to be modified to remove a small turn-around portion, which would be located on proposed Lot 54.01 with the proposed lot line adjustment.

The Board members and professionals discussed allowing a 40 ft. wide flag stem in order to maintain the existing driveway turn-around on proposed Lot 55.01 for safety reasons.

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

Kris Kahn, 71 Heath Court, had concerns that constructing a new dwelling on proposed Lot 54.01 would affect the value of her property as the view from her backyard would change; currently the view is wooded.

Mei Liu, 69 Heath Court, stated she did not receive notice of the application. (Notice was checked and it was confirmed

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that a notice was sent to the resident's address via certified mail.)

Lina Wang, 67 Heath Court, had concerns regarding water runoff once a new dwelling is constructed and also the impact the new dwelling will have on her view, sunlight and privacy.

Mr. Kuchinski moved and Mr. Belmont seconded a motion approving the minor subdivision with a variance for lot width of the flag stem for proposed Lot 54.01 of 40 ft. rather than the 50 ft. originally requested, subject to the following conditions: 1) A 200 ft. rear-yard setback requirement for the principal dwelling constructed on proposed Lot 54.01; 2) landscape plantings to screen the new dwelling from the Heath Court condominiums located parallel to the westerly property line of proposed Lot 54.01; 3) recording of the appropriate easements to the utility companies should the applicant choose to keep the utilities in the present location; 4) the Contract of Sale shall contain a copy of the Resolution of approval containing the conditions agreed upon so that a potential buyer has full disclosure of the actions of the Board; 5) any conditions contained in the Engineer's review memorandum dated March 6, 2019. It was voted on and passed.

Roll Call Vote:

Ayes:	Belmont, Khare, Kiss, Kuchinski, McLaughlin, Murphy, Swanson
Nays:	Parker, Peters-Manning
Abstain:	None
Absent:	Peterson (Recused)
Not Voting:	Sandom

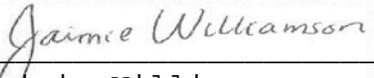
There were no questions or comments from the public with respect to items not on the agenda.

The Board entered Closed Session at 8:30 p.m.; at 8:51 p.m. the Board returned to public session.

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There being no further business, the meeting was adjourned at 8:51 p.m.

Respectfully submitted,



Jaimie Williamson
Recording Secretary

The audio recording of this meeting can be accessed here:
<http://hopewelltpw.org/DocumentCenter/View/3849/Planning-Board-Regular-Meeting-March-28-2019-MP3>