

**HOPEWELL TOWNSHIP
PLANNING BOARD MINUTES
MAY 24, 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, May 24, 2018.

Mr. Swanson, Acting Chairman, called the meeting to order at 7:02 p.m. He 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: Russell Swanson, Acting Chairman, Jack Belmont, Larry Clarke, Milind Khare, Kevin Kuchinski, Kristin McLaughlin, Rex Parker and Courtney Peters-Manning. Also present: Mark Kataryniak, PE, Township Engineer; Frank Banisch, Planner, Banisch Associates, Frank Linnus, Esq. and Linda Barbieri, Recording Secretary. Absent: Paul Kiss, Karen Murphy and Vanessa Sandom

Minutes for Approval

Mr. Parker moved and Mr. Belmont seconded a motion approving the minutes of the November 15, 2017 Special Planning Board meeting. The minutes were approved as presented with Mr. Khare, Mr. Kuchinski and Ms. McLaughlin abstaining.

Mr. Parker moved and Mr. Belmont seconded a motion approving the minutes of the November 16, 2017 Planning Board meeting. The minutes were approved as presented with Mr. Clarke, Mr. Khare, Mr. Kuchinski and Ms. McLaughlin abstaining.

Mr. Belmont moved and Ms. Peters-Manning seconded a motion approving the minutes of the December 7, 2017 Planning Board meeting. The minutes were approved as presented with Mr. Khare, Mr. Kuchinski, Ms. McLaughlin and Mr. Parker abstaining.

Memorialization of Resolution

Regan, James and Amy, Minor Subdivision
Block 51, Lots 22.03 and 28 - 189 Woosamonsa Road
Present: Richard S. Goldman, Esq., Drinker Biddle & Reath LLP

Ms. Peters-Manning stated that she is a new Board member of the Friends of Hopewell Valley Open Space (FOHVOS). Subsequent to the April 26, 2018 Planning Board meeting, she discovered that FOHVOS has some role in the acquisition of this property for open space and therefore, she would recuse herself from voting on the memorialization.

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The applicant was seeking Minor Subdivision approval with respect to property located at 189 Woosamonsa Road in the VRC (Valley Resource Conservation) and MRC (Mountain Resource Conservation) Zoning Districts. The property consists of 224.167 acres and the proposed subdivision will create two lots that fully conform to the ordinance requirements of each district in which they are located. A purpose of the subdivision is to collapse the condo regime that was previously done for tax purposes and to convert the unit owned by a foundation and make it a free-standing lot which can then be sold to a land trust to be preserved as open space. Mr. Belmont moved and Ms. McLaughlin seconded a motion memorializing the action taken at the April 26, 2018 Planning Board meeting. It was voted on and passed.

Roll Call Vote:

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

Other Business

Hopewell Properties, LLC, Site Plan, Final
Block 91, Lot 1.03 - Scotch Road and Washington Crossing-Pennington
Road
Request for Extension of Vesting
Present: Kenneth L. Pape, Esq.

The applicant was seeking an Extension of Vesting for Final Site Plan approval for a 16,000 sq. ft. office building and related facilities on an 11.9 +/- acre site located at the corner of Scotch Road and Washington-Crossing Pennington Road. The property zone is Office Park (OP) and no change in zoning has occurred since the granting of the original approval. The applicant has completed the installation of certain improvements, which were compliant with the Township's approvals, has secured all approvals and permits required from other governmental agencies for the development of the property and has applied to each of these other governmental agencies for extensions of their development approvals. The applicant was requesting two (2) consecutive one (1) year extensions of protection of the rights vested as a result of the granting of the Final Site Plan approval for the development of the premises for the periods of July 1, 2017 to June 30, 2018 and July 1, 2018 to June 30, 2019. Mr. Clarke moved and Mr. Belmont

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seconded a motion granting two (2) consecutive one (1) year extensions of vesting until June 30, 2019. It was voted on and passed.

Roll Call Vote:

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

Discussion - Draft Open Space and Recreation Plan Element of the Hopewell Township Master Plan

Mr. Banisch explained the Board was reviewing a draft "Open Space and Recreation Plan," dated May 2018 (a copy is on file in the Planning Office), which includes factual information that was omitted in the previous drafts of the Plan; the amendments are added for administrative purposes per Green Acres requirements. He explained that the Plan may be further subject to additional amendments should the Board wish to undertake that task. At this time, the task is to ensure that the amendments presented are factually correct.

Mr. Kataryniak explained that the factual amendments to the document are necessary in order to update the Recreation and Open Space Inventory (ROSI) per Green Acres requirements. He commented that the Board has the ability to decide whether or not they agree with comments received from the Recreation Advisory Committee (RAC) and the Open Space Advisory Committee (OSAC). Should the Board wish to continue to review those comments in depth, the opportunity exists to undertake that review in a subsequent step. The first step would be to adopt what is required to address the outstanding grant issue with Green Acres and then revisit the document after there has been an opportunity for the collective groups to share their findings and comments.

It was the consensus of the Board that it would be in the best interest of the Township to close out the issues with respect to the Green Acres grant requirements and subsequently form a subcommittee to continue to review and refine the Plan. This would be discussed with the Chair at the June 28, 2018 Planning Board meeting.

The Board discussed a few revisions to Table 1: Township-Owned Lands by Block and Lot; Mr. Banisch stated the factual revisions

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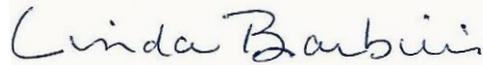
would be made prior to presenting the document for adoption at the June 28, 2018 regular Planning Board meeting.

There were no questions or comments from the public.

There was no public comment with respect to items not on the agenda.

There being no further business, the meeting was adjourned at 7:56 p.m.

Respectfully submitted,



Linda Barbieri
Recording Secretary

The audio recording of this meeting can be accessed here:
<http://hopewelltpw.org/DocumentCenter/View/3070/Planning-Board-Regular-Meeting-May-24-2018-MP3>