



TOWNSHIP of HOPEWELL

MERCER COUNTY

Department of Community Development

**201 WASHINGTON CROSSING – PENNINGTON ROAD
TITUSVILLE, NEW JERSEY 08560-1410**

MEETING MINUTES

ZONING BOARD OF ADJUSTMENT

WEDNESDAY, JUNE 6, 2018

The June meeting of the Hopewell Township Zoning Board of Adjustment (ZBOA) was held in the Municipal Building on the above date.

The Agenda Meeting of the ZBOA was held at 7:00 p.m.

REGULAR MEETING

The Regular Meeting of the ZBOA was called to order by Chair Moser at 7:30 p.m. in accordance with the Open Public Meetings Act, noting that proper notice of said meeting was forwarded to the Hopewell Valley News, The Times, The Trentonian, and the Hopewell Express and posted on the Municipal Bulletin Board. This meeting was audio recorded.

ROLL CALL

PRESENT: Cane, Lockwood, Purandare, van Raalte, Rogers, Chair Moser

ABSENT: Hatke

ALSO PRESENT: Attorney Kevin Van Hise, Zoning Officer Mark Kataryniak, Planner Joanna Slagle

MINUTES FOR APPROVAL

Regular Meeting of April 4, 2018

MOTION BY Cane to approve, seconded by Lockwood

MOTION UNANIMOUSLY CARRIED

Chair Moser announced that the following application would be carried to the July 11, 2018 regular meeting.

CASE 2018-12 – Stephen Zarodnansky- 2551 Pennington Road, Hopewell, New Jersey; Township Tax Map Block 85, Lot 4. Applicant is seeking a Use Variance to operate an automotive detail shop in conjunction with an existing fuel service station on the property situated in the Neighborhood Retail Commercial (C-1) Zoning District.

CASE 2018-08 – Alicia Lambert – 44 Wilfred Avenue, Hopewell, New Jersey; Township Tax Map Block 117, Lot 44. Applicant is seeking Hardship/Bulk Variances for right side yard setback and rear yard setback to construct a sunroom enclosure on the rear of the residential dwelling situated in the R-50 Residential Zoning District.

Attorney Van Hise stated that this case was carried from the May 2, 2018 Meeting, the notice was in order and the Board could take jurisdiction of the application. Witness; Applicant, Alicia Lambert was sworn in. Ms. Lambert gave a description of the proposed plans to enclose an existing deck, to construct a sunroom. Township Zoning Board Planner, Joanna Slagle gave an overview of the application and the purpose before the board. Discussion with the board members and professionals included:

- Lot coverage
- Rear and side yard setbacks

There were no questions from the public

ROLL CALL VOTE:

AYES: Cane, Lockwood, Purandare, van Raalte, Rogers, Chair Moser

NOES: None

ABSENT: Hatke

CASE 2018-11 – Christopher & Kimberly Ananian– 3 Winding Brook Way, Hopewell, New Jersey; Township Tax Map Block 98, Lot 2.09. Applicant is seeking a Hardship/Bulk Variance for right side yard setback to construct a deck on the rear of the residential dwelling situated in the Valley Resource Conservation (VRC) Residential Zoning District.

Attorney Van Hise stated that the notice was in order and the Board could take jurisdiction of the application. Witness; Applicant, Christopher Ananian was sworn in. Mr. Ananian made mention of a variance that was granted to him last year to construct an addition of a mud room on the rear of the home. Mr. Ananian is now looking to receive a variance to construct a deck, with a portion of it being covered. Discussion with the board members and professionals included:

- Entrance to the deck
- Location of covered portion
- Peak of covered deck roof
- Ramp/Stairs
- Railing
- Setbacks
- Construction Material
- Lighting/Electrical

There were no questions or comments from the public

ROLL CALL VOTE:

AYES: Cane, Lockwood, Purandare, van Raalte, Rogers, Chair Moser

NOES: None

ABSENT: Hatke

CASE 2017-16 – AB MULCH - 1569 Reed Road, Hopewell, New Jersey; Township Tax Map Block 91, Lot 18. Applicant is seeking a use variance along with a bulk variance for front yard setback to construct a wood mulch production facility on the property situated in the Special Industrial (SI) Zoning District.

The expert whose testimony was to be heard for the case was deemed absent from the meeting, therefore the case was further continued to the August 1, 2018 Meeting. No further noticing was required.

MEMORIALIZATION OF RESOLUTIONS

CASE 2014-12SP EXTENSION– 222 Rt. 31, LLC – 222 Route 31, Hopewell, New Jersey; Township Tax Map Block 69, Lots 10, 13, 14, 18- Extension of Vesting

CASE 2018-09- Keith Calandra – 30 Diverty Road, Hopewell, New Jersey; Township Tax Map Block 86, Lot 37.

ADJOURNMENT

At 8:00 p.m. **MOTION** by Lockwood, seconded by van Raalte, to adjourn the meeting.

MOTION UNANIMOUSLY CARRIED

Respectfully submitted,

Jaimie Williamson

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Acting Secretary