

**HOPEWELL TOWNSHIP
PLANNING BOARD MINUTES
OCTOBER 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, October 25, 2018.

Ms. Murphy, Chairperson, called the meeting to order at 7:01 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 Banisch, Planner, Banisch Associates, Frank Linnus, Esq., Mark Kataryniak, PE, Township Engineer and Jaimie Williamson, Acting Secretary. Absent: Larry Clarke, Kevin Kuchinski and Vanessa Sandom.

Minutes for Approval

Mr. Swanson moved and Ms. McLaughlin seconded a motion approving the minutes of the June 28, 2018 Planning Board meeting. The minutes were approved as presented.

Memorialization of Resolution

Unitarian Universalist Church at Washington Crossing, Site Plan, Preliminary/Final, Amended

Block 95, Lot 32 - 268 Washington Crossing-Pennington Road

The applicant was requesting Amended Preliminary and Final Site Plan approval for property located at 268 Washington Crossing-Pennington Road, known as Block 95, Lot 32 on the Township Tax Map. The amendment reduces the amount of parking previously approved, resulting in a site layout change that required the Board's review and approval. Mr. Swanson moved and Ms. Peters-Manning seconded a motion memorializing the action taken at the September 27, 2018 Planning Board meeting. It was voted on and passed.

Roll Call Vote:

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

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Other Business - Review - Draft Amended Lighting Ordinance

Ms. Murphy stated she and Mr. Parker had reviewed the Lighting Ordinance over the summer; she has prepared a draft revised ordinance that is before the Board tonight. The Board discussed the draft and made further revisions (on file in the Planning Office.)

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

Melanie Phillips, a Township resident, stated the lighting at the former Merrill Lynch site is bright at night. She asked if there was anything that could be done, such as motion sensitive or timed lighting after certain hours to lower the illumination at the site. She also questioned how lighting at the proposed new commercial and housing developments would be addressed.

Ms. Murphy stated the revised lighting ordinance should apply to any new development. She explained that the Board did look at the former Merrill Lynch site and there are two issues that result in the glow being so apparent; 1) The site did house a 24/7 call center. Although our regulations require the lights to be turned off by 10 p.m. or close of business, a 24/7 call center is never closed. She commented that she is not certain if the site still has a 24/7 call center and perhaps the town could determine if it is still in operation. If the 24/7 call center is no longer in operation, regulations could be imposed that require the lights to be off at a certain time; and 2) there is a lot of interior light coming through the windows of the buildings on site. Our Ordinance addresses exterior lighting, not interior lighting.

Mr. Swanson noted it was important to realize the previous and current proposed amendments to the lighting ordinance were developed in response to glare and light spill issues recognized by the Board.

Ms. Murphy stated the revisions discussed tonight would be incorporated into the next draft, which would be brought back to the Board for final review at the next Planning Board meeting. She noted that any further revisions should be minor in nature and the Board would be able to adopt a resolution recommending the changes to the Township Committee.

Ms. Murphy asked for questions or comments from the public with respect to items not on the agenda.

Jim Burd, a Township resident, stated that he and Township Resident Jon Edwards will begin a campaign proposing changes to affordable

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housing legislation. He explained that an email would soon be circulated containing a synopsis of the history of affordable housing legislation in New Jersey, ideas for changes to the legislation, and contact information for the State's elected officials. He asked that all concerned citizens take the opportunity to correspond to those elected officials with respect to revising legislation. He stated that a mechanism would be created whereby concerned citizens could post their name, email address and the elected officials to which their correspondence was sent. He explained that in this way he would be able to keep track of the pieces of correspondence that were sent to each elected official. The next step would be a visit to Trenton with the ideas for proposed changes to affordable housing legislation.

Ms. Phillips commented that the Hopewell Township Committee meeting scheduled for Monday, October 22, 2018 was cancelled that morning. According to the website it has been rescheduled for Wednesday, October 31, 2018. She asked what time the meeting would commence as that information had not yet been made public. Ms. McLaughlin stated it may be a morning meeting, but as it was not yet on the calendar she could not confirm. Mr. Kataryniak stated there was a place holder for a morning meeting, but if the time of the meeting has not yet been posted there may be additional items being considered for the agenda. It was noted that when the commencement time is finalized it would be added to the Township calendar.

Jon Edwards, a Township resident, reiterated the information provided by Mr. Burd with respect to the campaign to revise affordable housing legislation. He urged the Board to work with the Township Committee to support certain pieces of legislation that will be outlined in the letter he and Mr. Burd would be distributing. He stated that revised legislation is not likely to pass without an immense amount of help and assistance from Township citizens and others throughout the State. Mr. Edwards also had the following concerns: 1) Ordinance regulations that are not being enforced; specifically, regulations with respect to the noise ordinance and the sign ordinance. He stated that he did not know the process that must be followed to address noise and sign violations.

Mr. Kataryniak explained that anyone can submit a complaint with respect to non-compliance with ordinance regulations. The complaint may be submitted through the Zoning Office, through the Clerk's Office or through the website, <https://hopewelltp.org>. The lead department responsible for each specific complaint would conduct an investigation. If violations are found, the responsible department would follow-up via a notification procedure. There are legal requirements in terms of notifying individuals of violations.

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The town is required to provide them with time to correct the violation and if it is not corrected there are other actions that can be initiated through the civil court system. He stated that it is a process, but once the complaint is submitted the town will work to bring about a resolution as quickly as possible.

There being no further business, the meeting was adjourned at 8:28 p.m.

Respectfully submitted,



Jaimie Williamson
Acting Secretary

The audio recording of this meeting can be accessed here:
<http://hopewelltpw.org/DocumentCenter/View/3425/Planning-Board-Regular-Meeting-October-25-2018-MP3>