

**HOPEWELL TOWNSHIP  
PLANNING BOARD MINUTES  
January 28, 2016**

A reorganization/regular meeting of the Hopewell Township Planning Board was held in the Hopewell Township Municipal Building Auditorium at 7:00 p.m. on Thursday, January 28, 2016.

Ms. Barbieri, Recording Secretary, called the meeting to order at 7:08 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, Julie Blake, Lawrence R. Clarke, Marylou Ferrara, Bruce Gunther, Paul Kiss, Rex Parker, Russell Swanson, Francesca Bartlett and Jack Belmont. Also present: Frank Banisch, Planner, Banisch Associates, Paul E. Pogorzelski, Township Administrator/Engineer, Ronald C. Morgan, Esq., and Linda Barbieri, Recording Secretary. Absent: Kevin Kuchinski

**Planning Board Reorganization**

The first order of business was the reorganization of the Planning Board. Ms. Barbieri asked for nominations for Chairperson.

Mr. Belmont moved and Mr. Kiss seconded a motion nominating Karen Murphy. There were no other nominations. It was voted on and passed unanimously by voice vote.

Ms. Murphy took over Chairmanship of the meeting.

The next order of business was the nomination of the Vice Chairperson. Mr. Swanson moved and Mr. Gunther seconded a motion nominating Paul Kiss. There were no other nominations. It was voted on and passed unanimously by voice vote.

The Board appointed Mr. Belmont, Ms. Ferrara, Mr. Gunther and Mr. Swanson to serve on the Application Review Committee (ARC); Mr. Belmont and Ms. Ferrara would serve as alternates. Mr. Swanson was appointed Chairman of the ARC.

Ms. Ferrara moved and Ms. Bartlett seconded a motion to appoint Robert Miller as Planning Board Secretary. It was voted on and passed unanimously by voice vote.

Ms. Ferrara moved and Ms. Bartlett seconded a motion to appoint Linda Barbieri as Assistant/Recording Secretary. It was voted on and passed unanimously by voice vote.

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Ms. Ferrara moved and Mr. Swanson seconded a motion to appoint Ronald C. Morgan, Esq., of Parker McCay, PA, as Planning Board Attorney for the year 2016. It was voted on and passed unanimously by voice vote.

Ms. Ferrara moved and Ms. Bartlett seconded a motion to appoint Paul E. Pogorzelski as Planning Board Engineer for the year 2016. It was voted on and passed unanimously by voice vote.

Ms. Ferrara moved and Mr. Parker seconded a motion to appoint Banisch & Associates as Planners for the year 2016. It was voted on and passed unanimously by voice vote.

Ms. Ferrara moved and Mr. Swanson seconded a motion to adopt the meeting dates and the window for submission of applications for the Planning Board and ARC for the year 2016. It was voted on and passed unanimously by voice vote.

**Announcements**

Mr. Parker announced that on Saturday, February 6, 2016, the Green Team would be holding the semi-annual Styrofoam, wine cork, and CD recycling event at the Hopewell Township Public Works Building from 12:00 noon to 2:30 p.m.

**Minutes for Approval**

Mr. Swanson moved and Mr. Kiss seconded a motion approving the minutes of the April 25, 2013 Planning Board meeting. The minutes were approved as presented with Ms. Blake, Ms. Ferrara, Ms. Bartlett and Mr. Belmont abstaining.

Mr. Swanson moved and Mr. Kiss seconded a motion approving the minutes of the May 16, 2013 Planning Board meeting. The minutes were approved as presented with Ms. Blake, Ms. Ferrara, Mr. Gunther, Mr. Parker, Ms. Bartlett and Mr. Belmont abstaining.

Mr. Swanson moved and Mr. Gunther seconded a motion approving the minutes of the September 24, 2015 Planning Board meeting. The minutes were approved as presented with Mr. Clarke and Ms. Ferrara abstaining.

**Memorialization of Resolution**

**Capital Project Review - Mercer County Park Commission (MCPC)**

Block 44, Lots 7 and 9; Block 45, Lot 1.03; Block 77, Lot 1 -  
Blackwell Road - Mercer Meadows Park

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The MCPC proposes to make the following improvements involving the expenditure of public funds to Mercer Meadows Park:

- Upgrades to the Hunt House driveway and parking areas;
- Rehabilitation of the Reed Bryan barn siding, windows and roof, which will include installation of a "green roof";
- Rehabilitation of the corn cribs located proximate to the Reed Bryan barn;
- Construction of a 20-car parking area to service visitors to the Baldpate Mountain Visitors Center;
- Construction of two connector trails and trail heads for the Lawrence Hopewell Trail - Maidenhead Trail Connector and the Maidenhead Trail - Reed Bryan Farm Connector.

Mr. Kiss moved and Mr. Swanson seconded a motion memorializing the action taken at the December 10, 2015 Planning Board meeting. It was voted on and passed.

Roll Call Vote:

Ayes: Gunther, Kiss, Murphy, Parker, Swanson, Bartlett, Belmont  
Nays: None  
Abstain: None  
Absent: Kuchinski  
Not Voting: Blake, Clarke, Ferrara

**Capital Project Review - Mercer County Park Commission (MCPC)**

Education Area at the Mercer County Wildlife Center located at 1748 River Road; Mercer County Equestrian Center located at 431B Federal City Road; Howell Living History Farm located at 70 Woodens Lane, Lambertville; John Phillips House located on Pleasant Valley Road  
Present: R. David Blake, Esq.; Joseph Pizza, Project Manager for the MCPC; Christopher Pickell, PE, the MCPC's Engineer; John Wright, AIA, the MCPC's Architect

The MCPC owns, operates and maintains the following facilities in Hopewell Township: Education Area at the Mercer County Wildlife Center located at 1748 River Road; Mercer County Equestrian Center located at 431B Federal City Road; Howell Living History Farm located at 70 Woodens Lane, Lambertville; and the John Phillips House located on Pleasant Valley Road (collectively the "Park Facilities".) N.J.S.A. 40:55D-31 requires that a governmental entity or other public agency refer capital improvement projects

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involving the expenditure of public funds to the Planning Board of the municipality wherein the property is located for review and recommendation in conjunction with the municipality's Master Plan. The Project Manager for the MCPC directed a letter to the Planning Board under date of January 13, 2016 requesting that the Planning Board conduct a Capital Project Review pursuant to N.J.S.A. 40:55D-31 to facilitate the MCPC's ability to make the following improvements involving the expenditure of public funds to the aforementioned Park Facilities:

- The erection of a 30' by 60' pavilion for wildlife staff to conduct educational programming and additional landscaping for the Educational Area at the Mercer County Wildlife Center;
- Addition to the main barn at the Mercer County Equestrian Center to add ten (10) new horse stalls;
- Roof replacements including HVAC and ventilation, new windows, siding and walkways at the Howell Living History Farm;
- Floor replacement to the barn at the Howell Living History Farm, which was damaged during Hurricane Sandy and the addition of extended paver walkways to facilitate the movement of staff and visitors;
- Renovation to the kitchen addition to the John Phillips House and change of windows and doors to better complement the historic exterior of the remainder of the house.

The following documents, plans and submissions from the MCPC were considered by the Board and thus made a part of the record:

- Letter under date of January 13, 2016 from the MCPC's Project Manager to the Hopewell Township Department of Community Development explaining the Park Facility's capital improvements that are being proposed along with various plans, depictions and elevations.
- Plan entitled "Outdoor Educational Area at Mercer County Wildlife Center" prepared by Mark Janiszewski, P.E. of Maser Consulting, P.A. dated October 30, 2015 consisting of three (3) sheets.
- Architectural plans prepared by Spiezle Architectural Group concerning the Outdoor Educational Area at Mercer County Wildlife Center dated January 5, 2016 consisting of eight (8) sheets.

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- Plans entitled "House - Roof Replacement Howell Living History Farm" prepared by Christopher Pickell, AIA, of Pickell Architecture, LLC dated October 27, 2015 consisting of six (6) sheets.
- Plans entitled "Mercer County Equestrian Center Stable Addition and Office/Viewing Area Addition" prepared by Christopher Pickell, AIA, of Pickell Architecture, LLC dated December 10, 2015 consisting of ten (10) sheets.

A "Review Memorandum" under date of January 26, 2016 was submitted by Frank Banisch, III, PP, AICP - Hopewell Township Planning Consultant, which was made part of the record.

The MCPC's attorney, R. David Blake, presented sworn testimony from Joseph Pizza, the Project Manager for the MCPC, Christopher Pickell, PE, the MCPC's Engineer, and John Wright, AIA, the MCPC's Architect. The witnesses explained the various capital improvement proposals for the aforementioned Park Facilities in greater detail, responded to the comments in Mr. Banisch's January 26, 2016 Review Memorandum and addressed all questions posed by Board members and the public. Board members commended the MCPC for its proposed Park Facility improvements, finding and determining same to be consistent with the planning goals and objectives in the Hopewell Township Master Plan.

There was no public comment.

Mr. Swanson moved and Mr. Gunther seconded a motion recommending the capital improvement projects proposed by the Mercer County Park Commission for the above-referenced Park Facilities. It was voted on and passed.

Roll Call Vote:

Ayes:	Blake, Clarke, Ferrara, Gunther, Kiss, Murphy, Parker, Swanson, Bartlett
Nays:	None
Abstain:	None
Absent:	Kuchinski
Not Voting:	Belmont

**Application**

**Janssen Pharmaceuticals, Inc., Site Plan, Amended Preliminary/Final Block 98, Lots 17 and 37 - 1125 Trenton-Harbourton Road (Parking)**

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Present: Thomas Letizia, Esq., Pepper Hamilton, LLP; Charles Holt, PE, Project Manager, TRC Engineers, Inc.; Thomas E. O'Shea, PE, PP, CME, Civil Engineer, Van Note-Harvey Associates, PC

Janssen Pharmaceuticals, Inc. was requesting Amended Preliminary and Final Site Plan approval for the construction of an additional 252 parking spaces in order to accommodate an anticipated increase in the number of employees at their facility located at 1125 Trenton-Harbourton Road (Mercer County Route 579) in the Research Office (RO-2) zoning district, shown and designated as Lots 17 and 37 in Block 98 on the Hopewell Township Tax Map.

Mr. Morgan stated notice was in order and the Board could take jurisdiction of the application.

The following plans and documents were made a part of the applicant's submission and are thus part of the record:

- Plans entitled "Amended Preliminary and Final Site Plan for Parking at Janssen Pharmaceuticals, Inc., Block No. 98, Lots 17 and 37, Hopewell Township, Mercer Co., N.J." prepared by Van Note-Harvey & Associates, P.C. dated December 16, 2015.
- Report entitled "Stormwater Management Report - Parking, Hopewell Township, Mercer County, New Jersey, Lots 17 and 37, Block 98" prepared by Van Note-Harvey Associates, P.C. dated December 16, 2015.
- Report entitled "Technical Memorandum - Traffic and Parking Analysis - Building AB Renovation and Parking Expansion, Hopewell Township, Mercer County, New Jersey" prepared by TRC Engineers, Inc. dated December 22, 2015.
- Miscellaneous applications, checklists and submittals.

The following "Review Letters" were submitted by the Board's professionals and the Township's staff and were made part of the record:

- Engineering Review Letter under date of January 11, 2016 submitted by Paul Pogorzelski, P.E. - Township Engineer.
- Planning Review Memorandum under date of January 18, 2016 submitted by Frank Banisch, III, P.P./AICP - Hopewell Township Planning Board Consultant.
- Health Officer Review Memorandum under date of January 20, 2016.

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- Environmental Commission Review Memorandum under date of January 22, 2016.

The following plans and depictions were referred to by the applicant's witnesses during their presentation and were marked as Exhibits:

Exhibits

- A-1 Overall Site Plan
- A-2 Site Layout Plan detail of the proposed new parking lot
- A-3 Site Lighting Plan
- A-4 Landscape Plan
- A-5 Traffic Study analyzed from three locations
- A-6 Overall Parking Demand and Supply Table

The subject property comprises 242.38± acres within the RO-2 zoning district and is current improved with 501,878± sq. ft. of development involving office, research, laboratory and accessory uses. There is also a large solar array field located in the northwest corner of the property that previously received site plan approval in 2009. The applicant is undertaking interior work space changes that will increase the number of staff which, in turn, necessitates that the Applicant expand the number of parking spaces to accommodate the additional employees. However, none of the buildings are being expanded beyond their original approved footprints. The new parking area will be located to the north and west of existing parking areas north and west of the existing buildings. The proposed parking area is generally consistent with the prior 2004 overall preliminary site plan approval for the campus.

ADA-accessible (Americans with Disabilities Act) spaces are not being provided in the proposed parking areas. Instead, the other parking areas closer to the existing buildings are being re-stripped to provide the correct number of standard and van-accessible spaces as per ADA regulations for the total number of spaces that are proposed. The applicant's witnesses verified that the new parking areas will meet all ADA slope criteria and they agreed to revise the construction detail entitled "Handicapped Sidewalk Ramp Detail at Existing Depressed Curb" on Sheet CE-11 to indicate that the maximum slope landing at the top of the ramps will be 2%.

The applicant's Traffic and Parking Analysis concludes that no off-site roadway improvements are necessary and that the Levels of Service will be generally maintained. Further, the additional parking spaces will provide adequate supply for future demand.

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However, to address concerns raised by the Board Chair and Engineer, Mr. Holt indicated that the Applicant will supplement the Traffic and Parking Analysis to provide information concerning left turn movements from Maddock Road to the satisfaction of the Board Engineer. The Applicant agreed that this can be made a condition of approval.

Mr. O'Shea satisfactorily addressed all concerns raised by the Board Engineer in his January 11, 2016 "Review Letter" with respect to stormwater management, water quality management, groundwater recharge and non-structural design elements. He indicated that the northerly (low) side of the proposed access drive for the new parking areas incorporates 20-foot wide depressed curb sections spaced at approximately 70-foot intervals to facilitate snow removal equipment access and operation. Two new "Type B" inlets will be installed along the same stretch of curb.

The Board Engineer indicated in his January 11, 2016 Review Letter and at the conclusion of the Applicant's presentation that he supports the grant of the waivers that have been requested. No variances are required.

There was no public comment.

During its deliberations, the Board carefully considered all of the applicant's submissions, the exhibits that were marked into the record, the sworn testimony of the applicant's witnesses, the arguments of counsel and the Review Letters submitted by the Township's professionals and representatives. Mr. Swanson moved and Mr. Gunther seconded a motion granting amended preliminary site plan approval and final site plan approval with respect to the applicant's proposal to construct an additional 252 parking spaces on the Janssen Pharmaceutical property located at 1125 Trenton-Harbourton Road to accommodate an increase in Janssen's staff as a result of its initiatives to reconfigure interior floor space in the existing buildings on its property which will accommodate additional employees. These approvals are subject to the following conditions: 1) The applicant's satisfaction of all commitments and agreements made during the testimony before the Board; 2) satisfaction of all comments and recommendations in the January 11, 2016 Review Letter from the Township Engineer and the January 18, 2016 Review Memorandum from the Board's Planning Consultant; 3) the addition of a note to Sheet CE-11 of the Site Plan entitled "Handicapped Sidewalk Ramp Detail at Existing Depressed Curb" to confirm that the maximum slope landing at the top of the ramp will be no more than 2%; 4) supplementation of the Traffic and Parking Analysis to provide additional information concerning left turn movements from Maddock Road. The additional information shall be

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to the satisfaction of the Board Engineer; 5) securement of approvals from all governmental agencies that may assert jurisdiction over the application including, but not limited to, the Mercer County Planning Board and the Hopewell Township Fire Commissioners. It was voted on and passed.

Roll Call Vote:

Ayes: Blake, Clarke, Ferrara, Gunther, Kiss, Murphy,  
Parker, Swanson, Bartlett  
Nays: None  
Abstain: None  
Absent: Kuchinski  
Not Voting: Belmont

Update - Housing Plan

Mr. Morgan stated that the Planning Board has done their Preliminary Plan Summary and until the numbers are resolved by the Court there is nothing more for the Board to do. Under the proposed revised Case Management Order, July 5, 2016 would be the deadline for the town to file their final Housing Plan Element and Fair Share Plan, but that presumes that the town knows their obligation, having been resolved by the Court. Mr. Morgan stated that he was not confident that the town would be in a position to do the Plan by July 5, 2016, as the Court must still resolve several issues before determining numbers.

Other Business

Discussion - Goals & Objectives for 2016

Planning Board members cited the following as goals and objectives for 2016: 1) Prepare the town's Housing Plan Element and Fair Share Plan of the Master Plan; 2) Bring the Planning Board minutes up-to-date; 3) Review any forthcoming Zoning Board Recommendations; 4) Review a draft Ordinance for a Minor Site Plan application process; 5) Review the Route 31 Design Study to determine if the components of that study are still relevant.

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

Mr. Jim Burd, a Township resident, had questions and concerns with respect to: 1) The affordable housing trust money that the town has been trying to retrieve back from the State or the unit credits that were to be given in lieu of the refund; 2) the town's soil limitations with respect to the number of units the town will be obligated to build.

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Mr. Banisch stated that the Judge basically concluded that once the growth share obligation on the non-residential payer was dismissed, the town's right to the money went away and in turn, our right to unit credits went away. The Township Committee would ultimately make a decision as to whether to file an appeal on that decision; that would not be a consideration of the Planning Board.

Board members commented that the Preliminary Plan Summary proposes housing in areas served by public water and sewer so the town's soil types are not relevant. Mr. Morgan commented that initially the Regions were based upon employment centers; when COAH (Council on Affordable Housing) came on board they made some shifts in the Regions, but the final Region determinations have remained the same for the last 20-30 years.

Ms. Melanie Phillips, a Township resident, asked who would be determining the affordable housing numbers; she also questioned whether the interveners were still a part of the process.

Mr. Morgan stated that Mr. Richard Reading is the Court's Regional Master; he is the Judge's expert. Mr. Reading will be evaluating the reports submitted by the stakeholders and will be commenting on the reports and whether the numbers are correct. He will then issue a report to the Judge. Mr. Morgan stated the interveners are still part of the process.

There being no further business, the meeting was adjourned at 8:41 p.m.

Respectfully submitted,

  
Linda Barbieri  
Recording Secretary

The detailed meeting discussion can be found at  
<http://hopewelltp.org/audio/PB/2016/planning-board-20160128.html>