

**HOPEWELL TOWNSHIP
PLANNING BOARD MINUTES
June 23, 2016**

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, June 23, 2016.

Ms. Murphy, Chairperson, called the meeting to order at 7:05 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, Kevin Kuchinski, Russell Swanson, Francesca Bartlett and Jack Belmont. Also present: Frank Banisch, Planner, Banisch Associates, Tara St. Angelo, Esq., Gebhardt & Kiefer, PC and Linda Barbieri, Recording Secretary. Absent: Marylou Ferrara, Bruce Gunther, Paul Kiss, Rex Parker, Paul E. Pogorzelski, Township Administrator/Engineer and Ronald C. Morgan, Esq.

Announcements

Ms. Murphy announced that Tara St. Angelo, Esq., with the firm of Gebhardt & Kiefer, PC, would be sitting in this evening as the Board's conflict attorney. Kevin Sheehan, Esq., representing the Hopewell Valley Regional Board of Education this evening is with the firm of Parker McCay, PC, as is Board attorney Ronald Morgan, Esq.

Minutes for Approval

Mr. Swanson moved and Mr. Clarke seconded a motion approving the minutes of the July 8, 2014 special Planning Board meeting. The minutes were approved as presented with Ms. Blake, Mr. Kuchinski and Ms. Bartlett abstaining.

Mr. Swanson moved and Ms. Bartlett seconded a motion approving the minutes of the May 26, 2016 Planning Board meeting. The minutes were approved as presented with Ms. Blake, Ms. Murphy and Mr. Belmont abstaining.

Memorialization of Resolutions

Capital Project Review - Hopewell Valley Regional Board of Education

Block 63.01, Lot 1 - 259 Pennington-Titusville Road
Hopewell Valley Central High School (HVCHS) (Generator)

HOPEWELL TOWNSHIP
PLANNING BOARD MINUTES

The Hopewell Valley Regional Board of Education requested a Capital Project Review pursuant to N.J.S.A. 40:55D-31 for the installation of an emergency generator to serve the gymnasium in the HVCHS on Pennington-Titusville Road that is designated on the Hopewell Township Tax Map as Block 63.01, Lot 1; the gymnasium has been designated as an emergency shelter by the Hopewell Township Office of Emergency Management. Hopewell Township applied for and has received a FEMA (Federal Emergency Management Agency) grant to fund 90 percent of the cost of the generator with the remaining 10 percent being funded by the Hopewell Valley Regional Board of Education. Mr. Swanson moved and Ms. Bartlett seconded a motion memorializing the action taken at the May 26, 2016 Planning Board meeting. It was voted on and passed.

Roll Call Vote:

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

D&R Greenway Land Trust, Inc., Site Plan, Preliminary/Final

Block 5, Lot 14.03 (Proposed Lot 14.032) - 125 Stony Brook Road
(Parking Area)

D&R Greenway Land Trust, Inc. was requesting Preliminary and Final Site Plan approval for their Cedar Ridge Preserve property on Stony Brook Road in the Mountain Resource Conservation (MRC) zoning district that is shown and designated on the Hopewell Township Tax Map as Block 5, Lot 14.03 (Proposed Lot 14.032) for the construction of a stone parking area with a paved access drive to Stony Brook Road to expand the parking area to accommodate public visitation. Mr. Swanson moved and Mr. Kuchinski seconded a motion memorializing the action taken at the May 26, 2016 Planning Board meeting. It was voted on and passed.

Roll Call Vote:

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

HOPEWELL TOWNSHIP
PLANNING BOARD MINUTES

Capital Project Review

Hopewell Valley Regional Board of Education

Block 63.01, Lot 1 - 259 Pennington-Titusville Road

Hopewell Valley Central High School (HVCHS) (Additions)

Present: Kevin Sheehan, Esq., Parker McCay, PC; Dr. Thomas Smith, Superintendent, Hopewell Valley Regional School District; Robert Colavita, Business Administrator, Hopewell Valley Regional School District; George Duthie, AIA, PP, Fraytak Veisz Hopkins Duthie PC; Thomas Quinn, Director of Facilities, Hopewell Valley Regional School District

The Hopewell Valley Regional Board of Education requested a Capital Project Review pursuant to N.J.S.A. 40:55D-31 for two (2) proposed additions to the HVCHS on Pennington-Titusville Road that is designated on the Hopewell Township Tax Map as Block 63.01, Lot 1. The proposed addition at the front of the school will be approximately 8,700 sq. ft. and provide a more secure entrance to the school and improved food service areas. The proposed addition at the back of the school will be approximately 12,500 sq. ft. and will provide a wellness center, a drama and performing arts theater, and restrooms.

N.J.S.A. 40:55D-31 requires that a governmental entity or other public agency that proposes a capital improvement project involving the expenditure of public funds refer the project 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 Board of Education was represented by its attorney Kevin Sheehan, Esq. and presented testimony of its Superintendent, Dr. Thomas Smith and architect, George Duthie, Jr., AIA, PP. Mr. Duthie testified that the additions provide "barrier free access," a more secure entrance to the school, and improve the aesthetic street view of the school. Mr. Duthie further testified that such additions do not increase the functional capacity of the school, do not change or increase the traffic pattern, and will be constructed mainly on existing impervious surfaces. Mr. Duthie additionally provided that the existing entrance to the school will be converted into an exit. Mr. Thomas Quinn, Director of Facilities for the school district, testified that the plans require the existing dumpster area to be moved and that the new dumpster area will provide more dumpster space and be screened from view of the nearby residences.

The following plans were submitted as part of the Capital Review: "Proposed Additions to the Hopewell Valley Central High School,"

HOPEWELL TOWNSHIP
PLANNING BOARD MINUTES

prepared by Fraytak Veisz Hopkins Duthie, PC, George R. Duthie, AIA, PP, dated April 1, 2016.

The following Review Memorandums were made part of the record:

- Memorandum under date of June 22, 2016 submitted by Paul E. Pogorzelski, PE, Township Administrator/Engineer;
- Memorandum under date of June 22, 2016 submitted by the Environmental Commission;
- Memorandum under date of June 9, 2016 submitted by Robert English, Township Health Officer;
- Memorandum under date of June 9, 2016 submitted by Francis J. Banisch III, Planning Board Planner;
- Letter from Andrew J. Fosina, Township Fire Official, to Robert Miller, Township Land Use Administrator, under date of June 9, 2016.

There was no public comment.

The Planning Board carefully considered the testimony that was provided and the information that was submitted and found that the plan for two (2) additions to the HVCHS is consistent with the planning goals and objectives in the Hopewell Township Master Plan.

Mr. Clarke moved and Ms. Bartlett seconded a motion recommending the capital improvement project proposed by the Hopewell Valley Regional Board of Education with the following recommendations: 1) After the new entrance to the school is constructed and in use, the Board of Education should take steps to "downplay" the former entrance to the school, such as removing existing sidewalk; 2) prior to and during the course of construction, the Board of Education will remain in contact with and accept recommendations from the Township Administrator/Engineer, Fire Official, and Pennington Fire Company regarding emergency access around the rear addition; 3) prior to and during the course of construction, the Board of Education will remain in contact with and accept recommendations from the Township Administrator/Engineer regarding stormwater management; 4) before construction plans or site plans are finalized, the Board of Education will advise the Township Administrator/Engineer of the amount of added impervious coverage as a result of the project. It was voted on and passed.

HOPEWELL TOWNSHIP
PLANNING BOARD MINUTES

Roll Call Vote:

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

Update - Housing Plan

Mr. Banisch stated that until we hear the decision of the Appellate Court regarding the "gap" period, there is no updated information to provide.

There was no public comment.

There being no further business, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,



Linda Barbieri
Recording Secretary

The detailed meeting discussion can be found at
<http://hopewelltp.org/audio/PB/2016/planning-board-20160623.html>