

**TOWNSHIP OF HOPEWELL  
ZONING BOARD OF ADJUSTMENT**

**AGENDA TO THE EXTENT KNOWN**

**WEDNESDAY, MAY 4, 2016**

**7:00 P.M. AGENDA MEETING (open to the public)**

**7:30 P.M. REGULAR MEETING**

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- I. **CALL MEETING TO ORDER AND STATEMENT OF PROPER NOTICE** - Notice of this meeting has been posted on the municipal bulletin board and forwarded to the Hopewell Valley News, The Times, the Trentonian and the Hopewell Express on January 5, 2016, in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975. This meeting is being audio recorded.
- II. **ROLL CALL**
- III. **SELECTION OF CHAIRMAN AND VICE CHAIRMAN**
- IV. **MINUTES SUBMITTED FOR APPROVAL**
  - A. Regular Meeting of March 2, 2016
- V. **APPLICATIONS**
  - A. **CASE 2014-5 – SBA TOWERS V LLC** – 263 Pennington-Rocky Hill Road, Pennington, New Jersey, Block 38, Lot 10 (on the Township Tax Map). Applicant is requesting Use Variance and Preliminary/Final Site Plan approval for a Telecommunications Facility; located in the VRC Zoning District. **(CARRIED TO THE JUNE 1, 2016 REGULAR MEETING AT THE APPLICANT'S REQUEST)**
  - B. **CASE 2014-14 – HUTCHINSON, RICHARD J.** – 1569 Reed Road, Pennington, New Jersey, Block 91, Lot 18 (on the Township Tax Map). Applicant is requesting a Use Variance and Preliminary and Final Site Plan approval to operate a wood mulch production operation; located in the SI Zoning District. **(CARRIED TO THE JULY 6, 2016 REGULAR MEETING AT THE APPLICANT'S REQUEST)**
  - C. **CASE 2016-8 - FIRST HARTFORD REALTY CORPORATION d/b/a CVS PHARMACY** - 105 Route 31 South, Hopewell, New Jersey, Block 68, Lot 8 (on the Township Tax Map). The portion of the property in Pennington is identified as Block 908, Lot 8 (on the Pennington Tax Map). Applicant is applying for Use, Bulk, and Preliminary and Final Major Site Plan approval to permit the construction of a 14,600 square foot CVS Pharmacy and drive-through window, with 60 off-street parking spaces, signage, and proposed landscaping; located in the R-100 Zoning District. **(CARRIED TO THE JUNE 1, 2016 MEETING AT THE APPLICANT'S REQUEST)**
  - D. **CASE 2016-3 AMENDED - CHAD GOERNER d/b/a MOUNT ROSE DISTILLERY** - 3 Aunt Molly Road, Hopewell, New Jersey, Block 16, Lot 51 (on the Township Tax Map). Applicant is requesting an Amended Use Variance and Site Plan Waiver to convert a portion of the existing barn into a craft distillery; located in the MRC Zoning District. **(JURISDICTION WAS TAKEN AND THE APPLICATION WILL BE HEARD AT THE JUNE 1, 2016 REGULAR MEETING).**

- E. CASE 2016-10 - THE TOWNSHIP OF HOPEWELL/LAWRENCE HOPEWELL TRAIL**  
- 188 Pennington-Rocky Hill Road, Hopewell, New Jersey, Block 39, Lot 53 (on the township Tax Map). Applicant seeks variance relief for proposed subdivision to create continuance of the Lawrence Hopewell Trail. Existing non-conforming tower lot will be reduced by lands devoted to the trail; located in the VRC Zoning District.
  
- F. CASE 2016-11 - CARTER ROAD III, LLC d/b/a TECHNOLOGY CENTER OF PRINCETON - 330 CARTER ROAD PARKING RESTRIPIING** - 330 Carter Road a/k/a 328 Carter Road, Princeton, New Jersey, Block 40, Lot 14.03 (on the Township Tax Map). Applicant is applying for Preliminary and Final Site Plan for parking lot restriping; located in the RO-3 Zoning District.
  
- G. CASE 2016-6 - PENNWELL HOLDINGS, LLC AND THE GADBNEY ORGANISATION (KOOLTRONIC SITE): INTERPRETATION** - 30 Pennington Hopewell Road, Pennington, New Jersey, Block 37 Lots 17.03 and 17.011 (on the Township Tax Map). Applicant seeks an interpretation of Section 17-172 J3 of the Township's Land Use and Development Ordinance as to Draft Deed Restrictions; located in the VRC-HLI Zoning District. **(CONTINUED FROM THE MARCH 2, 2016 REGULAR MEETING)**

- VI. MEMORIALIZATION OF RESOLUTIONS**  
**CASE 2016-4 - MUSIC ON THE HILL, LLC**  
**CASE 2016-9 - DIVERSATECH, INC.**

- VII. ADJOURNMENT**