

**TOWNSHIP OF HOPEWELL  
ZONING BOARD OF ADJUSTMENT**

**AGENDA TO THE EXTENT KNOWN**

**WEDNESDAY, JULY 6, 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. **MINUTES SUBMITTED FOR APPROVAL**
  - A. Regular Meeting of February 3, 2016
  - B. Regular Meeting of June 1, 2016
- IV. **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 AUGUST 3, 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 AUGUST 3, 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 AUGUST 3, 2016 REGULAR MEETING AT THE APPLICANT'S REQUEST)**
  - D. **CASE 2016-13 - DiCOCCO, PATRICIA AND CARMINE** - 1640 Reed Road, Pennington, New Jersey, Block 85, Lot 23 (on the Township Tax Map). Applicant is requesting a Use and Bulk Variances to add a detached garage for a second principle dwelling for a family member; located in the R-100 Zoning District.

- E. CASE 2016-12 - MID-STATE EQUIPMENT CO., INC.** - 63 Route 31 North, Hopewell, New Jersey, Block 46, Lot 55 (on the Township Tax Map). Applicant is requesting Use and Bulk Variances, plus Preliminary and Final Site Plans to use the existing pole barn structure on the premises for its farm and landscaping equipment showroom, sales area, office, and repair facility; located in the IC Zoning District. **(CONTINUED FROM THE JUNE 1, 2016 REGULAR MEETING)**
- F. CASE 2016-2 SP - PRINCETON FARMHOUSE, LLC d/b/a THE FARMHOUSE AT THE TECHNOLOGY CENTER OF PRINCETON** - 330 Carter Road a/k/a 328 Carter Road, Princeton, New Jersey, Block 40, Lot 14.03 (on the Township Tax Map). Following a previously approved Use Variance, the Applicant is now applying for Preliminary and Final Site Plan to convert existing Farmhouse/Office Building to a catering facility; located in the RO-3 Zoning District.
- V. MEMORIALIZATION OF RESOLUTIONS**  
**CASE 2016-3 AMENDED - CHAD GOERNER d/b/a MOUNT ROSE DISTILLERY**  
**CASE 2016-6 - PENNWELL HOLDINGS, LLC AND THE GADBEY ORGANISATION**  
**(KOOLTRONIC SITE): INTERPRETATION**
- VI. ADJOURNMENT**