

**TOWNSHIP OF HOPEWELL  
ZONING BOARD OF ADJUSTMENT**

**AGENDA TO THE EXTENT KNOWN**

**WEDNESDAY, SEPTEMBER 7, 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. Special Meeting of August 18, 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 OCTOBER 5, 2016 REGULAR MEETING AT THE APPLICANT'S REQUEST)**
  - B. **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. **(CONTINUED TO THE SEPTEMBER 27, 2016 SPECIAL MEETING)**
  - C. **CASE 2016-14 - CARTER ROAD III, LLC d/b/a TECHNOLOGY CENTER OF PRINCETON (PARKING IMPROVEMENTS, NEW PARKING LOT)** - 330 Carter Road, Princeton, New Jersey, Block 40, Lot 14.03 (on the Township Tax Map). Preliminary and Final Site Plan for new parking improvements, parking lot; located in the RO-3 Zoning District. **(JURISDICTION WAS TAKEN)**
  - D. **CASE 2015-20 SP - UNION LINE INVESTMENTS, LLC d/b/a UNION LINE GARAGE** - 1545 Reed Road, Hopewell Township, New Jersey, Block 91, Lot 33.02 (on the Township Tax Map). The Applicant is asking for Preliminary and Final Site Plan approval from previous approved Use Variance; located in the SI Zoning District.
  - E. **CASE 2016-15 - STONY BROOK-MILLSTONE WATERSHED ASSOCIATION** - 230 Hopewell Pennington Road, Hopewell, New Jersey, Block 18 Lot 66 (on the Township Tax Map). Use Variance and Minor Subdivision to allow subdivision of existing Veterinarian services to continue, and remainder of land to be purchased and preserved;

located in the MRC Zoning District. **(CARRIED TO THE SEPTEMBER 7, 2016 REGULAR MEETING AT THE APPLICANT'S REQUEST)**

**F. CASE 2016-16 - HUDSON, RANDALL W.** - 56 River Drive, Titusville, New Jersey, Block 135, Lot 16.01 (on the Township Tax Map. Applicant is seeking a Use Variance and Wavier of Site Plan to share an existing structure for both residential dwelling and local Architect's office; located in the R-50 Zoning District. **(JURISDICTION WAS TAKEN)**

**V. MEMORIALIZATION OF RESOLUTIONS**

**CASE 2012-01 AMENDED - STONY BROOK-MILLSTONE WATERSHED ASSOCIATION**

**VI. ADJOURNMENT**