

**TOWNSHIP OF HOPEWELL  
ZONING BOARD OF ADJUSTMENT**

**AGENDA TO THE EXTENT KNOWN**

**WEDNESDAY, NOVEMBER 2, 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**
- None at this time
- 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 DECEMBER 14, 2016 SPECIAL 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 NOVEMBER 29, 2016 SPECIAL MEETING)**
- C. CASE 2016-17 - SCHOLTZ, ANDREAS** - 55 Diverty Road, Hopewell, New Jersey, Block 87, Lots 80 & 81/Block 88, Lot 1.01 (on the Township Tax Map). Applicant is requesting a Use and Bulk Variances to construct a 720 square foot addition to the Morton Barn, on this property, which was approved in the Resolution from Case No. 2000-14; located in the R-100/IOP Zoning District. **(CONTINUED TO THE NOVEMBER 2, 2016 REGULAR MEETING, FURTHER CONTINUED TO THE DECEMBER 14, 2016 SPECIAL MEETING AT THE APPLICANT'S REQUEST)**
- D. CASE 2016-20 - MARIA SIRAVO FOR MR. & MRS. EPSTEIN** - 39 Harbourton Woodsville Road, Pennington, New Jersey, Block 30 Lot 20 (on the Township Tax Map). Applicant seeks a Use variance from the requirements of the Township's Land Use and Development Ordinance so as to permit: A one-bedroom apartment over a proposed detached garage for use by an immediate family member. The proposed garage will be 22 feet high, whereas the Ordinance permits a maximum height of 18 feet. The proposed height exceeds 10 percent of the permitted height and therefore requires a use variance; located in the MRC Zoning District.

**E. CASE 2016-21 - NIEDERER, RANDY** - 36 River Drive, Titusville, New Jersey, Block 135 Lot 6 (on the Township Tax Map). Applicant is applying for a Hardship Variance to construct a new front porch. Proposed porch will be located within the front yard setback, on the River Drive side of the corner lot; located in the R-50 Zoning District.

**V. MEMORIALIZATION OF RESOLUTIONS**

**CASE 2015-20 SP - UNION LINE INVESTMENTS, LLC d/b/a UNION LINE GARAGE**

**CASE 2016-16 - HUDSON, RANDALL W.**

**CASE 2016-18 - THE REFEREND, LLC**

**CASE 2016-19 - PEEK, JEFF**

**VI. ADJOURNMENT**