

**TOWNSHIP OF HOPEWELL  
ZONING BOARD OF ADJUSTMENT**

**WEDNESDAY, August 3, 2016**

The August meeting of the Hopewell Township Zoning Board of Adjustment (ZBOA) was held in the Municipal Building on the above date.

The Agenda Meeting of the ZBOA was held at 7:00 p.m.

---

**REGULAR MEETING**

The Regular Meeting of the ZBOA was called to order by Chairman Klapinski at 7:36 p.m. in accordance with the Open Public Meetings Act, noting that proper notice of said meeting was forwarded to the Hopewell Valley News, The Times, The Trentonian, and the Hopewell Express and posted on the Municipal Bulletin Board. This meeting was audio recorded.

---

**ROLL CALL**

**PRESENT:** Cane, Hatke, Lockwood, Purandare, Schoelwer, van Raalte, Chairman Klapinski

**ABSENT:** Ferrara, Moser and Zoning Officer Miller

**ALSO PRESENT:** Attorney Kevin Van Hise, Planner Joanna Stagle

---

**APPROVAL OF MINUTES**

None at this time

---

Chairman Klapinski announced that the following application would be carried to the September 7, 2016 Regular Meeting, at the applicant's request.

**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.

Chairman Klapinski announced that the following application has been Withdrawn Without Prejudice.

**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.

Chairman Klapinski announced that the following application is being continued to a Special Meeting on Thursday, August 18, 2016 at 7:00 p.m.

**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.

Chairman Klapinski announced that the following application would be continued to the September 7, 2016 Regular Meeting, at the applicant's request. It was noted by Township Attorney Van Hise that the notice and publication requests were complied with and the Board has jurisdiction to continue this application without further notice.

**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.**

Chairman Klapinski announced that the following application had procedural legal questions, it was noted by Township Attorney Van Hise that the notice and publication requests were complied with, and the Board has jurisdiction to continue this application to the September 7, 2016 Regular Meeting without further notice.

**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.**

Chairman Klapinski announced that there was a notice issue with the following application. The Board was not able to proceed. Notice and publication will need to be redone and this application was carried to the September 7, 2016 Regular Meeting.

**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.**

---

## RESOLUTIONS/MEMORIALIZATION

### **CASE 2016-12 - MID-STATE EQUIPMENT CO., INC**

#### **APPROVED AS AMENDED**

**MOTION BY** Cane, seconded by van Raalte to approve the resolution as amended

**ABSTENTION BY** Hatke and Lockwood

**MOTION UNANIMOUSLY CARRIED**

### **CASE 2016-13 - DiCOCCO, PATRICIA AND CARMINE**

**MOTION BY** Cane, seconded by Schoelwer to approve the resolution reliant upon conditions

**ABSTENTION BY** Hatke and Lockwood

**MOTION UNANIMOUSLY CARRIED**

### **CASE 2016-2 SP - PRINCETON FARMHOUSE, LLC d/b/a THE FARMHOUSE AT THE TECHNOLOGY CENTER OF PRINCETON**

**MOTION BY** van Raalte, seconded by Cane to approve the resolution reliant upon conditions  
**ABSTENTION BY** Hatke and Lockwood  
**MOTION UNANIMOUSLY CARRIED**

---

**CASE 2012-01 AMENDED - STONY BROOK-MILLSTONE WATERSHED ASSOCIATION** - 31 Titus Mill Road, Pennington, New Jersey, Block 37, Lots 26 and 42 (on the Township Tax Map). Amended Use Variance and Site Plan to prior variance (2012-01) to adjust location for 1 residential apartment unit; located in the VRC Zoning District.

Attorney Van Hise stated that notice was in order and the Board could take jurisdiction of the application.

Mr. Jim Waltman, Executive Director of the Watershed Association, was sworn in.

Mr. Mike Pisauro, Policy Director and Attorney for the Applicant, gave a history of this property and described the reasons behind wanting to move the apartment in their barn, to the farmhouse. Applicant was seeking an amendment to prior approval to make the move.

Mr. Waltman gave testimony regarding the 3 reasons behind this change:

- Cost, including a connection to the new wastewater system
- Smart move to save some of their energy needs, with solar panels
- Staff will be staying in this building

Messrs. Pisauro and Waltman addressed the increased demand from the well and septic system. The new wastewater treatment system was described.

Discussion with Board Members included:

- During the last application the Applicant had approval from the Board of Health, based on the number of bedrooms. The wastewater system is designed per the number of bedrooms.
- Applicant has a permit from the Department of Environmental Protection. Comment from Department of Health was to get a letter from the DEP, that this change would not affect their permit; which they are working on. Approval will be subject to that letter being obtained.
- Parking will remain in the same parking area
- Intended use for the barn will continue to be storage
- There will be no site plan changes other than the location of the bedroom
- Applicant's old office space will become the area for the new bedroom

There were no questions or comments from the public.

**MOTION** by Cane, seconded by Lockwood, to close the public hearing.  
**MOTION UNANIMOUSLY CARRIED**

**MOTION** by Cane seconded by Lockwood, to recommend that the variance requested be granted subject to receipt of the letter from DEP.

**ROLL CALL VOTE:**

**AYES:** Cane, Hatke, Lockwood, Purandare, Schoelwer, van Raalte, Chairman Klapinski

**NOES:** None

**ABSENT:** Ferrara, Moser

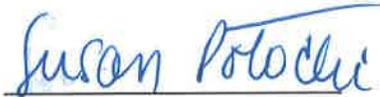
Chairman Klapinski gave a reminder that there will be a Special Meeting on Thursday, August 18, 2016

---

**ADJOURNMENT**

At 8:01 p.m. **MOTION** by Lockwood, seconded by Hatke, to adjourn the meeting.  
**MOTION UNANIMOUSLY CARRIED**

Respectfully submitted,



Susan Potocki  
Zoning Board Recording Secretary