

**TOWNSHIP OF HOPEWELL
ZONING BOARD OF ADJUSTMENT**

AGENDA TO THE EXTENT KNOWN

WEDNESDAY, JANUARY 6, 2016

**7:00 P.M. AGENDA MEETING (open to the public)
7:30 P.M. REORGANIZATION/REGULAR MEETING**

- 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/2016 ZONING BOARD OF ADJUSTMENT**
- III. **SELECTION OF CHAIRMAN AND VICE CHAIRMAN**
- IV. **RESOLUTIONS OF APPOINTMENT**
 - A. A RESOLUTION REAPPOINTING 2016 HOPEWELL TOWNSHIP ZONING BOARD OF ADJUSTMENT ATTORNEY
 - B. A RESOLUTION REAPPOINTING 2016 ZONING BOARD OF ADJUSTMENT SECRETARY
 - C. A RESOLUTION REAPPOINTING 2016 ZONING BOARD OF ADJUSTMENT RECORDING SECRETARY
- V. **MINUTES SUBMITTED FOR APPROVAL**
 - A. Regular Meeting of November 4, 2015
 - B. Regular Meeting of December 2, 2015
- VI. **APPLICATIONS**
 - A. **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 FEBRUARY 3, 2016 REGULAR MEETING AT THE APPLICANT'S REQUEST)**
 - B. **CASE 2016-1 - GURUKIRPA ENTERPRISES, INC. d/b/a CITGO PENNINGTON** - 102 Washington Crossing Road, Pennington, New Jersey, Block 91, Lot 6 (on the Township Tax Map). Applicant is applying for a Use Variance with Site Plan Waiver to add additional fuel hoses, a kiosk, vacuum, and propane dispenser to existing operating gas station, and convenience store; located in the R-100 Zoning District.

C. CASE 2016-2 - 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). Applicant is applying for a Use Variance application with a bifurcated Site Plan (submitted at a later date) to convert the existing office use building to a catering facility. Reinitiating a prior approved Use and Site Plan Variance for a restaurant; located in the RO-3 Zoning District.

D. 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. **(CONTINUED FROM THE JUNE 4, 2014 REGULAR MEETING)**

VII. MEMORIALIZATION OF RESOLUTIONS

CASE 2014-12 SP PRELIMINARY & FINAL SITE PLAN - 222 ROUTE 31, LLC (BUY RITE DEVELOPMENT

CASE 2015-19 - KECSKES, ROBERT A.

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

CASE 2015-21 - BONDI, JOSEPH

VIII. ADJOURNMENT