

**TOWNSHIP OF HOPEWELL
ZONING BOARD OF ADJUSTMENT**

AGENDA TO THE EXTENT KNOWN

WEDNESDAY, APRIL 6, 2016

7:00 P.M. AGENDA MEETING (open to the public)

7:30 P.M. 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**
- III. **MINUTES SUBMITTED FOR APPROVAL**
 - A. Regular Meeting of March 2, 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 MAY 4, 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 JULY 6, 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 JUNE 1, 2016 MEETING AT THE APPLICANT'S REQUEST)**
 - D. **CASE 2016-6 - PENNWELL HOLDINGS, LLC AND THE GADBAY ORGANISATION (KOOLTRONIC SITE): INTERPRETATION** - 30 Pennington Hopewell Road, Pennington, New Jersey, Block 37 Lots 17.03 and 17.011 (on the Township Tax Map). Applicant seeks an interpretation of Section 17-172 J3 of the Township's Land Use and Development Ordinance as to Draft Deed Restrictions; located in the VRC-HLI Zoning District. **(CONTINUED FROM THE MARCH 2, 2016 REGULAR MEETING)**

- E. CASE 2016-3 AMENDED - CHAD GOERNER d/b/a MOUNT ROSE DISTILLERY - 3**
Aunt Molly Road, Hopewell, New Jersey, Block 16, Lot 51 (on the Township Tax Map). Applicant is requesting an Amended Use Variance and Site Plan Waiver to convert a portion of the existing barn into a craft distillery; located in the MRC Zoning District.
- F. CASE 2016-9 - DIVERSATECH, INC. - 1584 Reed Road, Pennington, New Jersey, Block 88, Lot 33.02 (on the Township Tax Map).** Applicant is seeking preliminary and final site plan approval, use variance relief for floor area ratio, bulk variance, and waiver relief associated with a proposed 10,000 sq. ft. addition to an existing building; of which 5,000 sq. ft. will be utilized for manufacturing and 5,000 sq. ft. will be utilized for warehouse; located in the SI Zoning District.

V. MEMORIALIZATION OF RESOLUTIONS

CASE 2016-3 - CHAD GOERNER d/b/a MOUNT ROSE DISTILLERY

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

CASE 2016-4 - MUSIC ON THE HILL, LLC

CASE 2016-7 - HALBERT, MATTHEW AND HUDSON, LAURIE

VI. ADJOURNMENT