

**TOWNSHIP OF HOPEWELL
ZONING BOARD OF ADJUSTMENT**

AGENDA TO THE EXTENT KNOWN

WEDNESDAY, OCTOBER 5, 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 August 3, 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 NOVEMBER 2, 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 OCTOBER 25, 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 R100/IOP Zoning District.
 - D. **CASE 2016-18 - THE REFEREND, LLC** - 1595 Reed Road, Unit 2; Hopewell, New Jersey, Block 91, Lot 14.031 (on the Township Tax Map). Applicant is requesting a Use Variance and Site Plan Waiver to convert existing storage space, to the production of beer with proposed tastings and tours within the facility; located in the SI Zoning District.
 - E. **CASE 2016-19 - PEEK, JEFF** - 16 Bramble Drive, Pennington, New Jersey, Block 78.03 Lot 7.02 (on the Township Tax Map). Applicant seeks Hardship Variance to install inground pool; located in the R100 Sewered Zoning District.

V. MEMORIALIZATION OF RESOLUTIONS

**CASE 2016-14 - CARTER ROAD III, LLC d/b/a TECHNOLOGY CENTER OF PRINCETON
(PARKING IMPROVEMENTS, NEW PARKING LOT)**

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

CASE 2016-16 - HUDSON, RANDALL W.

VI. ADJOURNMENT