



# TOWNSHIP OF HOPEWELL

MERCER COUNTY

## PLANNING BOARD

201 Washington Crossing Pennington Road

Titusville, New Jersey 08560-1410

Phone: 609.737.0605

[www.hopewelltp.org](http://www.hopewelltp.org)

### NOTICE OF MODIFIED PROCEDURES AND SPECIAL MEETING

#### HOPEWELL TOWNSHIP PLANNING BOARD

TUESDAY, AUGUST 24, 2021 - 7:00 P.M.

**PLEASE TAKE NOTICE** that in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975, and in consideration of Executive Order No. 103 issued by Governor Murphy on March 9, 2020, declaring a "State of Emergency and Public Health Emergency in the State of New Jersey," the Township of Hopewell does hereby notify the public that to protect the health, safety and welfare of our citizens while ensuring the continued functioning of government, a special meeting with modified procedures, of the Hopewell Township Planning Board has been scheduled for Thursday, August 24, 2021 at 7:00 PM and the meeting will be held electronically only.

Members of the public who wish to participate in the meeting by telephone may do so by calling 1-646-876-9923, followed by Meeting ID: 856 7052 7259, Passcode: 344832. Individuals calling into this number will be able to fully participate in the meeting and provide public comment.

Members of the public who wish to participate via the videoconferencing platform may Join Zoom Meeting by accessing the following link:

#### Join Zoom Meeting

<https://us02web.zoom.us/j/85670527259?pwd=VXIyS0Rhc0N2dmViWFIVaTBpWWZmdz09>

Meeting ID: 856 7052 7259

Passcode: 344832

One tap mobile

+13126266799,,85670527259#,,,,\*344832# US (Chicago)

+16468769923,,85670527259#,,,,\*344832# US (New York)

#### Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 856 7052 7259

Passcode: 344832

Find your local number: <https://us02web.zoom.us/u/k1NY8vMB>



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**AGENDA TO THE EXTENT KNOWN  
HOPEWELL TOWNSHIP PLANNING BOARD  
MODIFIED PROCEDURES / SPECIAL MEETING  
AUGUST 24, 2021  
7:00 P.M.**

I. **Statement of Compliance**

**Notice of revisions to the conduct of this meeting as an electronic meeting only were posted on the Hopewell Township website and forwarded to the Official Newspapers on August 20, 2021.** This meeting is being conducted through a Zoom videoconferencing application and is being recorded through the application.

The Board's adopted procedures for conducting Remote Meetings in accordance with N.J.A.C. 5:39-1 et seq., Emergency Remote Meeting Protocol for Local Public Bodies, is available through the Planning Board Page of the Hopewell Township Website at the following link:

<https://www.hopewelltp.org/291/Planning-Board>

II. **Roll Call**

III. **Announcements**

IV. **Memorialization of Resolutions**

- A. US Home Corporation D/B/A Lennar, Major Subdivision, Preliminary/Final and Site Plan, Preliminary/Final - (Hopewell Parc)  
Block 93 Lot 5.01 - Scotch Rd., Block 93 Lot 5.02 - 449 Scotch Rd.,  
Block 93 Lot 6.02 - 445 Scotch Rd.
- B. Chowdhury, Bhanwarlal and Indu, Major Subdivision, Preliminary/Final, Variance C  
Block 92, Lots 1 & 1.04 - 362-368 Pennington-Titusville Road  
Amendment to Resolution 20-019 / Extension of Time to Sign Plans

**Hopewell Township Planning Board**  
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V. **Resolution Referred from Township Committee**

Resolution #21-274 Directing the Hopewell Township Planning Board to review the Redevelopment Plan prepared for Block 46, Lot 8.01 and to submit their recommendations, if any, and other findings regarding such plan, pursuant to NJSA 40A:12A-7e.

**NOTE: Resolution and Redevelopment Plan can be found under the heading PLANNING BOARD REPORTS – Redevelopment Plan at the following website address:**

<https://www.hopewelltp.org/291/Planning-Board>

VI. **Ordinance Referred by Township Committee**

Ordinance of the Township of Hopewell Permitting the Operation of Class 1 Cultivation and Class 2 Manufacturing Businesses in Certain Zones, with conditions, and Prohibiting the Operation of all other class of Cannabis Businesses within its Geographical Boundaries and adding Chapter 24, and Amending Chapters 10 and 17 of the Code of the Township of Hopewell

VII. **Correspondence**

VIII. **Public Comment Section – For Items Not on the Agenda**

IX. **Adjournment**

**ACTION: Formal action may take place**

**BY:**   
\_\_\_\_\_  
Linda Barbieri, Secretary

**DATED:** August 20, 2021

cc: Hopewell Express  
Hopewell Valley News  
The Times of Trenton  
The Trentonian  
Municipal Clerk  
Municipal Bulletin Board  
Township Website