



# TOWNSHIP OF HOPEWELL

## ZONING BOARD OF ADJUSTMENT

DEPARTMENT OF COMMUNITY DEVELOPMENT

201 WASHINGTON CROSSING-PENNINGTON ROAD  
TITUSVILLE, NEW JERSEY 08560-1410

609-737-0605

### MEETING MINUTES WEDNESDAY, APRIL 6<sup>TH</sup>, 2022

A regular meeting of the Hopewell Township Zoning Board of Adjustment was held via ZOOM at 7:00 p.m. on Wednesday, April 6<sup>th</sup>, 2022.

#### REGULAR MEETING

The Regular Meeting of the ZBOA was called to order by Chairperson Eric Hatke at 7:08 p.m. in accordance with the Open Public Meetings Act, noting that proper notice of said meeting was posted on the Municipal Bulletin Board and forwarded to the Hopewell Valley News, The Times, The Trentonian, and the Hopewell Express on January 4, 2022. Notice of revisions to conduct this meeting as an electronic meeting only was further posted on the Hopewell Township website and forwarded to the official newspapers of the Township on March 30, 2022.

#### ROLL CALL

**PRESENT:** Cane, McInerney, Rao, Sandom. Verdino, Hatke

**ABSENT:** Rogers, Thedinga, Kolodziej

**ALSO PRESENT:** Attorney Kevin Van Hise, Zoning Officer/Twp. Engineer James Hutzelmann, and Recording Secretary Amanda Bregenzer.

#### ANNOUNCEMENTS

None.

#### APPROVAL OF MINUTES

- A. Special Meeting of October 6, 2021 – *Approved.*
- B. Special Meeting of November 3, 2021 – *Approved.*
- C. Special Meeting of December 1, 2021 – *Approved.*
- D. Re-Organization Special Meeting of January 5, 2022 – *Approved.*

#### APPLICATIONS

**CASE 22-01 – Maciejewicz Rebuild** – 74 Woosamonsa Rd., Pennington, New Jersey; Township Tax Map Block 49, Lot 11. Applicant is seeking Bulk Variance for lot area, front-yard setback, side-yard setback and lot coverage to reconstruct a fire damaged home situated in the Valley Resource Conservation (VRC) Zoning District.

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

Present: Patryk Hirs, Architect; Andrew Maciejewicz, Applicant.

Mr. Hirsz & Mr. Maciejewicz were sworn in by Kevin Van Hise.

Mr. Hirsz gave a history of the application and description of the property and turned the discussion over to Mr. Ingram who is a Licensed Engineer and Planner in New Jersey. Discussion with the Board included:

- Re-use existing foundation to construct a new single family dwelling with some minor improvement, including a small portion of living space on the second floor.
- Existing house non-conforming – left side setback, front set back and total impervious coverage
- Bedrooms – 3, same as previous dwelling

Kevin Van Hise stated to the Board, that Catherine Wheeler appeared before this board in 2019, in which the Board did grant variances associated with reconstructing the house but slightly moved. However, the applicant has stated that they wish to build the home on the existing foundation/footprint.

Vice Chair Cane turns questions to the Board Professionals. Questions include the following:

- Installation of a NFPA 13-d residential fire sprinkler system
- Plot plan revision
- Number of bedrooms
- Up-to-date septic inspection
- C-1 Stream (NJDEP) – Permit by Rule
- Tree Removal
- Impervious coverage

Vice Chair Cane turns questions to the Board Members. Questions include the following:

- Proposed vs. existing home
- Number of stories
- Test pump for septic

Mr. Hirsz refers to his architectural plans, which was shown on the screen to the Board Members. Discussion included:

- Floor plans (1<sup>st</sup> & 2<sup>nd</sup> story)
- Foundation plan
- Elevation plan

There were no further questions from the Board.

There were no questions or comments from the public.

**MOTION** by Hatke, seconded by Sandom, to approve the application with a condition that they will provide proof that the septic system will pass through the Health Department and work with the fire department with regard to the sprinkler system.

**ROLL CALL VOTE:**

**AYES:** Cane, McInerney, Rao, Sandom, Verdino, Hatke

**NOES:** None.

**ABSENT:** Rogers, Thedinga, Kolodziej

**CASE 22-02 – P.A.L.S. Group Home** – 67 Route 31, Pennington, New Jersey; Township Tax Map Block 46 Lot 22. Applicant is seeking a Use Variance to construct a new group home for individuals with developmental disabilities situated in the Industrial/Commercial (IC) Zoning District.

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

Kevin Van Hise states 3 board members are not present, and because of a use variance, the Board does give you an option of having a full board if you believe it is necessary, however Mr. Ridolfi agrees to continue with the meeting.

Present: Robert Ridolfi, Attorney, Sergio Neri (Applicant), Russell Smith, PE, PP (Engineer) and Beth McManus (Professional Planner).

Mr. Ridolfi gives a detailed explanation of the proposed use including the following:

- Architectural plans, elevation plan and floor plans
- Conceptual use plan

Mr. Russell Smith, PE, PP (Engineer); Beth McManus (Professional Planner) and Sergio Neri (Applicant) were sworn in by Mr. Van Hise.

Mr. Neri states he is the Vice President of Pennington Adult Living Services which is a non-profit organization that helps individuals with developmental disabilities. Mr. Neri gives a detailed description of the current and proposed use of the property which includes the following:

- Current use & existing structures
- P.A.L.S. mission and services
- Personal involvement
- Program participants; age, gender, number of individuals in household
- Staff & supervision policy
- Alternate locations
- Transportation
- Architectural design plans
- Proposed SFD location
- Signage – none
- Landscaping designs

Vice Chair Cane turns questions to the Board Members. Questions include the following:

- Clarification regarding property location
- Safety concerns regarding residents

Vice Chair Cane turns questions to the Board Professionals. Questions include the following:

- In-kind in-house support services & intensity of uses
- Re-orienting configuration of proposed SFD

Mr. Russell Smith, PE, PP, Licensed Professional Engineer in New Jersey.

(Exhibit A-1 was brought up on the screen for everyone to see). Mr. Smith discusses the following:

- Property details
- Proposed conceptual plan; SFD with attached garage, driveway
- Parking
- Soil testing; well; septic
- Zoning District & Requirements
- Stormwater management

Vice Chair Cane turns questions to the Board Professionals. Questions include the following:

- Comply with proposed setbacks with no bulk variances
- Minor development standards – stormwater management
- Parking standards

- Fencing and gates
- R-3 vs R-4 Use Group; sprinkler system requirements
- Ramp Access

Vice Chair Cane turns questions to the Board Members. Questions include the following:

- Traffic concerns

There were no questions or comments from the public.

Beth McManus, Professional Planner with Kyle & McManus Associates, LLC in Hopewell, New Jersey. (Exhibit A-1 was brought up on the screen for everyone to see). Ms. McManus discusses the following:

- Zoning District & permitted uses
- Beneficial uses
- Detrimental effects
- Mast Plan – Goals & Objectives

Vice Chair Cane turns questions to the Board Professionals. Questions include the following:

- Support of the Master Plan

Vice Chair Cane turns questions and comments to the Board Members. There were no questions from the Board.

Multiple board members expressed full support of the application.

There were no questions or comments from the public.

**MOTION** by McInerney, seconded by Hatke, to approve the application.

**ROLL CALL VOTE:**

**AYES:** Cane, McInerney, Rao, Sandom, Verdino, Hatke

**NOES:** None.

**ABSENT:** Rogers, Thedinga, Kolodziej

**RESOLUTIONS/MEMORIALIZATION**

**CASE 21-24 – Princeton Farmhouse** – 328 & 330 Carter Road, Princeton, New Jersey; Township Tax Map Block 40, Lot 14.03.

**CASE 21-25 – Rossi Pool w/ Bulk Variance** – 30 Meadow Lane, Pennington, New Jersey; Township Tax Map Block 43.22 Lot 9.

**ADJOURNMENT**

At 9:28 p.m. **MOTION** by Hatke and seconded by Cane to adjourn the meeting.

**MOTION UNANIMOUSLY CARRIED**

Respectfully submitted,

*Amanda Bregenzer*

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Zoning Board Recording Secretary