

**HOPEWELL TOWNSHIP
PLANNING BOARD MINUTES
APRIL 26, 2018**

A regular meeting of the Hopewell Township Planning Board was held in the Hopewell Township Municipal Building Auditorium at 7:00 p.m. on Thursday, April 26, 2018.

Ms. Murphy, Chairperson, called the meeting to order at 7:03 p.m. She stated that notice of the meeting was posted in the Municipal Building and had been forwarded to the Hopewell Valley News, The Times of Trenton, The Trentonian and the Hopewell Express in compliance with the Open Public Meetings Act.

Members present: Karen Murphy, Chairperson, Jack Belmont, Larry Clarke, Milind Khare, Paul Kiss, Kristin McLaughlin, Rex Parker, Russell Swanson and Courtney Peters-Manning. Also present: Mark Kataryniak, PE, Township Engineer; Frank Banisch, Planner, Banisch Associates, Frank Linnus, Esq. and Linda Barbieri, Recording Secretary. Absent: Kevin Kuchinski and Vanessa Sandom

Minutes for Approval

Mr. Swanson moved and Ms. Peters-Manning seconded a motion approving the minutes of the September 7, 2017 Special Planning Board meeting. The minutes were approved as presented with Mr. Khare and Ms. McLaughlin abstaining.

Mr. Swanson moved and Mr. Parker seconded a motion approving the minutes of the September 28, 2017 Planning Board meeting. The minutes were approved as presented with Mr. Belmont and Ms. McLaughlin abstaining.

Mr. Swanson moved and Ms. Peters-Manning seconded a motion approving the minutes of the October 18, 2017 Special Planning Board meeting. The minutes were approved as presented with Mr. Khare, Mr. Kiss and Ms. McLaughlin abstaining.

Mr. Swanson moved and Ms. Peters-Manning seconded a motion approving the minutes of the October 26, 2017 Planning Board meeting. The minutes were approved as presented with Ms. McLaughlin abstaining.

Other Business

Little, Jeffery, Minor Subdivision
Block 69.01, Lot 7 - Ingleside Avenue

Request for Extension of Vesting and Extension of Time to Satisfy Conditions and Sign Plans

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Present: Eric Rupnarain, PE, Goldenbaum Baill Engineering, Inc.;
Jeffery Little

The applicant was seeking an extension of vesting and an extension of time to submit plans for signature. It was noted that the applicant required additional time to prepare and record the deeds to perfect the Minor Subdivision. Mr. Swanson moved and Mr. Kiss seconded a motion granting a ninety (90) day extension of vesting and extension of time to submit plans and deeds for signature until August 2, 2019. It was voted on and passed.

Roll Call Vote:

Ayes: Belmont, Clarke, Khare, Kiss, McLaughlin,
Murphy, Parker, Swanson, Peters-Manning
Nays: None
Abstain: None
Absent: Kuchinski, Sandom
Not Voting: None

Application

Regan, James and Amy, Minor Subdivision

Block 51, Lots 22.03 and 28 - 189 Woosamonsa Road

Present: Richard S. Goldman, Esq., Drinker Biddle & Reath LLP;
Frank Falcone, PLS, Princeton Junction Engineering Company

The applicant was requesting Minor Subdivision approval with respect to property located at 189 Woosamonsa Road in the VRC (Valley Resource Conservation) and MRC (Mountain Resource Conservation) Zoning Districts as shown and designated on the Hopewell Township Tax Map as Block 51, Lots 22.03 and 28. The property consists of 224.167 acres and the proposed subdivision will create two lots that fully conform to the ordinance requirements of each district in which they are located.

The applicant was represented by Richard Goldman, Esq., who provided the following overview of the project:

- The purpose of the subdivision was to preserve a large area of the property.
- Currently, the property contains three "condo units" including the following areas:
 - 1) 146 acres in the center portion of the site;
 - 2) 28 acres which includes the applicant's driveway;

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3) 1.38 acres which includes the existing barn for the Regan farm

- A purpose of the subdivision is to convert the unit owned by a foundation and make it a free-standing lot, which can then be sold to a land trust. The applicant will be collapsing the condo regime which was previously done for tax purposes.
- Should the subdivision be granted, the property would result in two lots.

Entered into evidence, as Exhibit A-1, was a colored rendering showing existing site conditions, and Exhibit A-2, a colored rendering showing the proposed subdivision, prepared by Frank Falcone, PLS, PP, of Princeton Junction Engineering Company, dated 4/26/18.

Mr. Falcone was sworn in and testified as follows:

- The proposed subdivision would transfer a 28-acre parcel from existing Lot 22.03 (Proposed Lot 22.031) to existing Lot 28 (Proposed Lot 28.01), which would then place the existing driveway and barn on the property to be retained by the Regans. Lot 22.03 (Proposed Lot 22.031) would have no improvements.
- There are no easements and none are necessary to effectuate this fully conforming subdivision.
- The proposed minor subdivision plan is in conformance with the zoning ordinance and no variances are required.
- The applicant is requesting minor subdivision checklist waivers as set forth in the Township Engineer's April 23, 2018 memorandum, wherein the Township Engineer recommended that all waivers be granted.
- The Township Engineer recommended that the application be deemed complete.

The Board made the following findings, determinations and conclusions:

- The proposed lot line adjustment is between Lots 22.03 and 28 in Block 51. Lot 22.03 consists of 176.03 acres

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and Lot 28 consists of 48.136 acres. Existing Lot 22.03 is primarily undeveloped with the exception of an existing barn; existing Lot 28 is developed with a residential dwelling and associated accessory structures.

- The proposed lot line adjustment will shift 29.3 acres, thereby allowing proposed Lot 28.01 to incorporate the entire residential development and outbuildings; proposed Lot 28.01 will total 77.48 acres. The undeveloped remainder, Proposed Lot 22.031 will total 146.68 acres.
- The purpose of the lot line adjustment is to convey proposed Lot 22.031 to the D&R Greenway Land Trust for preservation.
- No development is proposed with this application and no variances are requested.
- The lot line adjustment transfers 1.35 acres with the accessory building to Lot 28 and is logical given the current development pattern.
- The new lot configuration will result in a split zone configuration with the lands transferred to proposed Lot 28.01 located in the MRC district and the remainder of proposed Lot 28.01 located in the VRC district. Proposed Lot 22.031 will be completely within the MRC district.

There were no questions or comments from the public.

Based on the foregoing findings, determinations and conclusions, Mr. Swanson moved and Mr. Parker seconded a motion approving the Minor Subdivision application with the following conditions: 1) Perfection of the subdivision by subdivision deed or filed plat in accordance with the Map Filing Law; 2) the applicant is to provide an electronic copy of the proposed subdivision to the Hopewell Township Tax Assessor and Engineer for tax map revision purposes and for purposes of assignment of new lot and block numbers; 3) satisfaction of all comments and recommendations contained in the reports and review letters issued by the Board's professionals and the Township's consultants; 4) payment of any affordable housing development fees required by ordinance or regulation; 5) payment of all professional escrow and engineering review and inspection fees associated with this application within thirty (30) days of invoice; 6) if applicable under the law, posting of performance and

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maintenance guarantees as determined by the Township Engineer; 7) securement of approvals from all governmental agencies that may assert jurisdiction over the application including but not limited to the Mercer County Planning Board; 8) the applicant shall obtain new lot numbers from the Township Tax Assessor for the newly created lots; 9) within ninety (90) days of the perfection of the minor subdivision, the applicant shall submit proof satisfactory to the Planning Board Attorney and Township Engineer that the condominium scheme has been collapsed. It was voted on and passed.

Roll Call Vote:

Ayes: Belmont, Clarke, Khare, Kiss, McLaughlin,
Murphy, Parker, Swanson, Peters-Manning
Nays: Clarke
Abstain: None
Absent: Kuchinski, Sandom
Not Voting: None

Discussion - Draft Open Space and Recreation Plan Element of the Hopewell Township Master Plan

Mr. Kataryniak stated that at the March 22, 2018 meeting, the Board discussed the various commissions and committees who would be reviewing the Draft Open Space and Recreation Plan Element (OSRP) in order to provide their comments so that any revisions to the element could be completed prior to the public hearing date, which had been scheduled for the May 24, 2018 regular Planning Board meeting. He explained that the town has outstanding grants with Green Acres from last year; in order to close out the grants, Green Acres has imposed certain requirements to be included in the OSRP, which the town would need to perfect; mainly, the inclusion of the Recreation and Open Space Inventory (ROSI) within the document. He stated he has been working on an extension with Green Acres to complete the close-out of the grants. Simultaneously, It was also recognized that the OSRP was in need of an update. The document was distributed to the Recreation Director and comments were provided. If there are any further comments from the Recreation Advisory Committee (RAC) they will be forwarded to us. The document was recently distributed to the Open Space Advisory Committee (OSAC) who have requested additional time to review it prior to submitting their comments to us.

Mr. Kataryniak explained that at this time, it would be best to defer the public hearing in order to allow the OSAC the opportunity for a thorough review. The committee will be holding a Special meeting on May 15, 2018, at which time their comments would be incorporated with any additional RAC comments to be distributed to

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the Board for review prior to the May 24, 2018 regular Planning Board meeting for discussion, with the public hearing on the element scheduled for the June 28, 2018 regular Planning Board meeting.

Mr. Parker stated the Environmental Commission (EC) had been working on a project to compile and map conservation and stream corridor easements and questioned whether that information would be added to the OSRP. Mr. Kataryniak stated that he was aware of the project, but did not know the exact status at this time and did not know how much of the information had been verified to be complete. He noted there was a GIS (Geographic Information System) component the town had been trying to implement in order to map the information, which subsequently had been abandoned. He suggested that the Board discuss including that information in a separate document, which would be the subject of a separate timeframe apart from the OSRP element. In this way, if more easements were created the document could be updated separately. The Board discussed and agreed that it would make sense to have a separate document for the information, which when completed could be referenced in the OSRP element.

Ms. Murphy announced that the Board would continue their discussion at the May 24, 2018 regular Planning Board meeting and schedule the Public Hearing for the June 28, 2018 regular Planning Board meeting.

Discussion - Guiding Principles of the Hopewell Township Master Plan

The Board reviewed "Attachment A," of Mr. Banisch's April 23, 2018 memorandum entitled, "Refining the Guiding Principles of the Master Plan," (on file in the Planning Office) and discussed the draft revisions that are hereby attached and made a part of these minutes. The Board noted that they would again discuss the revisions at a future meeting.

Ms. Murphy asked for questions or comments from the public.

Melanie Phillips, a Township resident, commented on an article she had read this week on NJ.com, authored by Jeffery Tittle, Director of the NJ Chapter of the Sierra Club, in which he discussed development that is slated for Lakewood, NJ. She quoted Mr. Tittle as saying, "If you go from one house per acre to ten houses per acre, it is ten times the density, but one hundred times the water pollution." She commented that Mr. Tittle is a respected source in our community and his comments should be considered. She also commented with respect to "the preservation of scenic vistas,"

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stating that she does not argue with the design for preservation as it was very important, but seems at odds with the increase in traffic that will be taking place and asked that a traffic study be completed. Ms. Phillips questioned the procedure for adopting the revisions the Board discussed with respect to the Guiding Principles of the Master Plan. It was noted that any revisions discussed this evening would return to the Board for a final review before being presented as a Master Plan amendment, which would require a public hearing before the Planning Board.

Jim Burd, a Township resident, commented that the Township Committee executed four contracts without anyone knowing what was taking place because that is what the Township Committee can do; they do not need to listen to the Planning Board. He stated the Planning Board's input is good for other situations, but not for affordable housing. The Board can provide as much information as they would like to provide, but if the State government does not change anything with respect to the affordable housing rules it will be the Township Committee that will make the decisions.

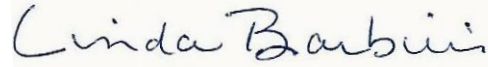
There was no further public comment for items not on the Agenda.

The Board discussed paper versus paperless Planning Board packages. Mr. Kataryniak explained that at the directive of Administration, the Community Development Office is attempting to move to a paperless package for all Boards, Committees and Commissions. Presently, there are logistics issues with moving to a complete electronic package, but the office is trying to move to paperless as much as possible. He explained that the office is posting all application information to the Planning and Zoning Board pages of the Township website where all of the important components of the applications can be found. It is still a work in progress to arrive at the best plan to satisfy many different goals. There have also been discussions with our IT (Information Technology) Department with respect to having the ability to view the information located on the website on the monitors on the dais.

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There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Barbieri". The signature is written in black ink on a light-colored background.

Linda Barbieri
Recording Secretary

The audio recording of this meeting can be accessed here:
<http://hopewelltpw.org/DocumentCenter/View/3020/April-26-2018-Planning-Board-MP3>

ATTACHMENT A

“This Master Plan is dedicated to preserving, protecting and enhancing Hopewell’s natural and cultural resources, and promoting an environmentally, economically and socially sustainable future for the Township and the region. The vision for managing change in Hopewell’s future is reflected in these key principles:

Design and performance standards should protect environmentally sensitive areas with the goal of maintaining biodiversity and the quality of the air and water that flow through Hopewell.

Development should be sustainable in meeting the needs of the present without compromising the future, and development density and intensity should be based on capacity limits established by natural resource capabilities and infrastructure.

Community character should be conserved by carefully managing the scale, form, design and intensity of new residential and non-residential development, retaining farmland, woodlands and other open lands, preserving historic structures and districts, and by managing change to complement historic resources and neighborhood character.

Scenic vistas of the rural countryside and the villages and hamlets should be protected.

A variety of housing and a balance of opportunities to live, work and play in safe and attractive surroundings should be provided, in part by identifying locations and developing criteria for mixed-use development.

An efficient circulation system that promotes important circulation linkages, retains the character of the rural road network and provides for safe vehicular, pedestrian, equestrian and bicycle movements should be maintained.

The Greenway system, a network of pathways, waterways and natural features linking significant public and private open spaces, should be expanded.

Farmland and open lands should be retained and the impacts of development should be limited throughout the valley and mountain areas, in part by allowing the use of innovative techniques to encourage developers to transfer development from lands that should be protected to areas where growth is can be appropriately managed. to designated villages and hamlets.

A long-range policy for Route 31 should be developed to manage community design, circulation and safety considerations.

Master Plan policies should promote the fiscal health of the Township and the vitality of the local economy in a manner that does not compromise the integrity of sensitive environmental and cultural resources.