

**HOPEWELL TOWNSHIP COMMITTEE SPECIAL MEETING
HOPEWELL TOWNSHIP MUNICIPAL BUILDING AUDITORIUM**

Monday, April 3, 2006 - 7:45 p.m.

PROPER STATEMENT OF NOTICE - Mayor Sandom called the meeting to order stating that notice of the meeting had been posted on the municipal bulletin board and forwarded to the Hopewell Valley News and The Times (the official newspapers) on March 28, 2006 in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975.

ROLL CALL: Those answering the roll call of the Deputy Municipal Clerk:

COMMITTEE MEMBERS PRESENT: Iorio, Murphy, Niederer, Sandahl, Mayor Sandom

ABSENT: None

STAFF PRESENT: Deputy Municipal Clerk Moore, CFO Borges,
Engineer Pogorzelski, Planner Bolan

PRESENTATION – DR. SIDNEY WONG/DEVELOPMENT FISCAL IMPACT REPORT

Mayor Sandom acknowledged members of the township's Planning Board, Zoning Board and Affordable Housing Committee who were present in the audience and thanked them for attending the special meeting.

Mr. Bolan reviewed the history of certain Planning Board meetings that led to the employment of Dr. Wong to study the fiscal impact of certain development proposals. He introduced Sidney Wong, Ph.D., Impact Evaluation Specialist and Assistant Professor of City and Regional Planning for the University of Pennsylvania.

Dr. Wong gave a slide presentation on two reports dated February 2006, *Fiscal Impacts of the Proposed Berwind (Age-Restricted) Project, Hopewell Township, New Jersey* and *Fiscal Impacts of the Proposed Beazer Projects, Hopewell Township, New Jersey* that included:

1. Introduction
2. Overview of Hopewell Township
3. Ratable Base
4. Municipal Finance
5. Hopewell Valley Regional School District
6. Fiscal Impact Analysis
7. Project Description
8. Future Population and Service Needs
9. Fiscal Impacts of the Project

Dr. Wong solicited questions from members of the audience.

Christine Lewandoski, Chair of the Hopewell Township Planning Board, questioned the fiscal impact, in general, of preserved open space lands and age-restricted housing.

Len Ramist, a resident of Pennington Road, commented on certain numerical analyses concerning seniors moving from homes in the township into age-restricted housing.

Gale Downey, a resident of Wargo Road, commented on statistical information with respect to long-time residents in the Princeton Farms development.

Russell Swanson, a member of the township's Planning Board, commented on the developers' cost analysis and how may the Planning Board discover certain costs that are not disclosed during the application process.

William Connolly, a member of the Planning Board, questioned sale prices of homes as related to the number of children in a household.

Ted Petrie, a resident of Alta Vista Drive, questioned the historical testing of models and analyses and the subsequent use of the data.

Committee Member Sandahl noted that Dr. Wong's report provided the Planning Board with standards to assist in the evaluation of development proposals.

Mayor Sandom thanked Dr. Wong for the presentation.

At 9:15 p.m., Motion by Iorio, seconded by Niederer to adjourn the special meeting.

ANNE B. MOORE
DEPUTY MUNICIPAL CLERK