

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

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**Wednesday, April 13, 2005 - 7:15 p.m.**

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**PROPER STATEMENT OF NOTICE** - Mayor Kemp 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 April 5, 2005 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, Niederer, Sandom, Sandahl, Mayor Kemp

**ABSENT:** None

**STAFF PRESENT:** Township Attorney Goodell, Engineer Pogorzelski,  
Deputy Municipal Clerk Moore

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**PLEDGE OF ALLEGIANCE TO THE FLAG** - Mayor Kemp led those in attendance in the Pledge of Allegiance to the flag.

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**WASTEWATER MANAGEMENT PLAN HEARING (Continued)**

Mr. Pogorzelski read his memorandum dated April 12, 2005 addressing the public comments received at the March 28, 2005 public hearing on the Wastewater Management Plan Amendments.

Mayor Kemp solicited public comment.

**Richard Speranza**, proprietor of a business at 130 Washington Crossing-Pennington Road, requested inclusion of his property in the proposed sewer service area.

**Michael Breese**, Diverty Road, stated that he was a spokesperson for a group of residents called the "Southern Neighborhoods," who have been working with Beazer Homes on proposed development plans for three properties in the southern portion of Hopewell Township--Denow tract, Hutchinson-Zeitz tract and Weidel tract. He read a prepared statement into the record concerning the groups' suggestions for sewerage of stressed neighborhoods and development restrictions in relation to the Beazer proposals.

**Paul Schneier**, representing Beazer Homes, discussed the planning process that involved the neighbors for the development of approximately 515 units on the aforementioned properties in the township's southern tier. He noted that Beazer has agreed to provide sewers to certain areas in exchange for a density bonus, and he urged inclusion of the Hutchinson/Zeitz and Weidel tracts in the designated sewer service area.

**Bruce Weingartner**, Washington Crossing-Pennington Road, expressed support for the Beazer proposals that include providing sewer service to certain areas.

**Morton Rosenthal**, Lexington Drive, stated that he lives in the Beazer Homes Wellington Manor development and he suggested that any proposals be reduced to writing. He commented on incomplete punch list items in his development and urged the Committee to have those issues addressed prior to approving any new Beazer development.

**William Schoelwer**, Westcott Boulevard, stated that he does not support additional

development, but it may be a means to provide needy neighborhoods with sewer service. He felt that properties on Reed Road should be included in the sewer service area.

**Stefan Paoloni**, Orchard Avenue, expressed support for the proposals offered by Beazer Homes.

**Timothy Reside**, Reed Road, stated that he lives on a half-acre lot and he voiced an objection to the exclusion of certain areas of Reed Road from the sewer service area.

**Robert Beyer**, Route 31 South, complimented the Township Engineer for his work on the Wastewater Management Plan amendments and concurred with the Engineer's implementation plan.

**Erwin Harbat**, owner of a business property on the Pennington Circle, noted failing septic systems at the site and questioned the time frame for installation of sewer lines to his property.

**Prinya Sankalia**, Diverty Road, expressed support for sound planning for the future and the plan put forth by the "Southern Neighborhoods."

**Shiela Beyer**, Route 31 South, expressed her opposition to the number of units and building design proposed by Beazer Homes. She suggested that the Beazer properties be added at a later date, pending further discussions of the proposals.

**Walt McDonald**, Apache Drive, expressed support for the "Southern Neighborhood" suggestions and concurred with Mr. Rosenthal's remarks with respect to setting forth proposals in writing.

**Bill Piper**, Diverty Road, expressed support for the "Southern Neighborhood" proposals.

**Barry Sussman**, managing partner for Pennington Road LP, owner of Lots 4, 4.01, 6 and 38 at the northwest and southwest corners of Denow Road and Route 31, stated that the aforementioned properties have been designated to remain in the sewer service area. He expressed his opinion that the Beazer proposals would be beneficial to the township.

At this time, Mr. Pogorzelski responded to questions posed that evening.

Committee Member Sandahl questioned the time frame for constructing the sewer lines in the event Beazer's proposals move forward. Mr. Pogorzelski estimated the time frame for approvals and construction would be five to seven years.

**Jeffrey Kerekes**, Diverty Road, expressed his support for the Beazer developments that would provide sewers in southern tier neighborhoods.

Committee Members expressed thanks to the township professionals and volunteers who had worked on developing the Wastewater Management Plan amendments. Discussion was held with respect to a conservation easement around certain sewer service areas to prevent encroachment of development; County and State approval process; the ELSA settlement agreement that obligated Hopewell Township to remove all ELSA sewer services areas that are not currently under contract with ELSA; and potential zoning changes in connection with the proposed Beazer development.

Counsel read a draft resolution adopting amendments to the Hopewell Township Wastewater Management Plan. A brief discussion was held with respect to the resolution and certain changes were suggested.

**RESOLUTION #05-117.** Read by title.

Motion by Sandahl, seconded by Sandom to adopt Resolution #05-117.

**ROLL CALL VOTE:**

**AYES:** Iorio, Niederer, Sandahl, Sandom, Mayor Kemp  
**NOES:** None

**RESOLUTION #05-117**

**A RESOLUTION ADOPTING AMENDMENTS TO  
HOPEWELL TOWNSHIP WASTEWATER MANAGEMENT PLAN**

**WHEREAS**, the Township of Hopewell must amend its existing wastewater management plan; and

**WHEREAS**, on November 8, 2004, the Township Engineer published his recommendations for all such plan amendments in a document entitled, "Recommendations for Wastewater Planning;" and

**WHEREAS**, the Township Committee held hearings to consider the Township Engineer's proposed recommendations on March 28 and April 13, 2005.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Hopewell, that the Hopewell Township Wastewater Management Plan dated 1988, as amended through 1991, be amended in accordance with the recommendations of the township engineer as set forth in his report entitled, "Recommendations for Wastewater Planning, November 8, 2004," with the following exceptions:

1. The area north of Route 546 and having frontage on the northeast quadrant of the Pennington Circle, at or around Wildflowers Restaurant, shall remain in the sewer service area on the condition that the landowner enter a limited conservation easement around the property in order to prevent the spread of sewer lines beyond the property line in all directions.
2. The area north of Route 546 and west of the Pennington Circle, at or around the Circle Liquors and the Amoco service station, shall not be included in the sewer service area as recommended.
3. Property on the west side of Route 31, known as the "Zeitz/Hutchinson tract," shall be included in the sewer service area, on the grounds that there is a pending application before the planning board for development of the property in a manner consistent with the Land Use & Development Ordinance.
4. Those lots that front Route 31 that the engineer recommended including in the Wastewater Management Plan in the narrative portion of his report, but which were not included in the map prepared by the engineer, shall be remain in the existing sewer service area.
5. All areas west of Route 31 that are included in the sewer service area shall be bounded by a conservation easement to prevent the further extension of sewer lines.
6. All land areas owned by the College of New Jersey shall be removed from the existing sewer service area.

**BE IT FURTHER RESOLVED** that the Township Engineer is hereby authorized to incorporate these changes and submit these Wastewater Management Plan amendments to the County of Mercer and to the Department of Environmental Protection as proposed amendments to the Mercer County Water Quality Management Plan.

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**EXECUTIVE SESSION RESOLUTION.** Read into the record.

Mayor Kemp stated that the meeting would not reconvene following the Executive Session.

Motion by Sandahl, seconded by Iorio to go to Executive Session to discuss personnel matters. **MOTION UNANIMOUSLY CARRIED**

**EXECUTIVE SESSION RESOLUTION**

**WHEREAS**, it is necessary for the Township Committee to discuss personnel matters; and

**WHEREAS**, N.J.S.A. 10:4-12 permits the Township Committee to conduct a meeting

from which the public is excluded in order to discuss such matters; and

**WHEREAS**, the time when and circumstances under which discussion conducted in executive session may be disclosed to the public is when appropriate.

**NOW, THEREFORE, BE IT RESOLVED**, on this 13th day of April 2005, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that the Township Committee shall forthwith conduct an executive session to discuss the above.

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At 9:30 p.m. the Executive Session was held.

At 10:50 p.m., Motion by Sandahl, seconded by Iorio to adjourn the special meeting.  
**MOTION UNANIMOUSLY CARRIED**

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ANNE B. MOORE  
DEPUTY MUNICIPAL CLERK