



# TOWNSHIP OF HOPEWELL

ZONING BOARD OF ADJUSTMENT  
DEPARTMENT OF COMMUNITY DEVELOPMENT

201 WASHINGTON CROSSING-PENNINGTON ROAD  
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## **MEETING MINUTES WEDNESDAY, JANUARY 5, 2022**

A regular meeting of the Hopewell Township Zoning Board of Adjustment was held via ZOOM at 7:00 p.m. on Wednesday, January 5, 2022.

### **REORGANIZATION REGULAR MEETING**

The Regular Reorganization Meeting of the ZBOA was called to order by recording secretary Amanda Bregenzer at 7:03 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 December 30, 2021.

### **ROLL CALL**

**PRESENT:** Cane, McInerney, Rao, Rogers, Sandom. Verdino, Hatke, Thedinga, Kolodziej

**ABSENT:** None

**ALSO PRESENT:** Attorney Robert Davidow (filling in for ZBOA Attorney Kevin Van Hise), Zoning Officer/Twp. Engineer James Hutzelmann, Zoning Board Engineer Jim Bash, and Recording Secretary Amanda Bregenzer.

### **SELECTION OF CHAIRMAN AND VICE CHAIRMAN**

**CHAIRMAN** – Eric Hatke

**MOTION** by Mr. Cane, seconded by Ms. Rogers

**ALL IN FAVOR - MOTION UNANIMOUSLY CARRIED**

**VICE CHAIRMAN** – Bill Cane

**MOTION** by Chair Hatke, seconded by Ms. Sandom

**ALL IN FAVOR - MOTION UNANIMOUSLY CARRIED**

## **RESOLUTIONS OF APPOINTMENT**

- 1) RESOLUTION REAPPOINTING the 2022 HOPEWELL TOWNSHIP ZONING BOARD OF ADJUSTMENT **ATTORNEY**, Kevin Van Hise.

**MOTION UNANIMOUSLY CARRIED**

- 2) RESOLUTION REAPPOINTING 2022 ZONING BOARD OF ADJUSTMENT **SECRETARY**, Jaimie Laird.

**MOTION UNANIMOUSLY CARRIED**

- 3) RESOLUTION APPOINTING 2022 ZONING BOARD OF ADJUSTMENT **RECORDING SECRETARY**, Amanda Bregenzer.

**MOTION UNANIMOUSLY CARRIED**

- 4) RESOLUTION APPOINTING 2022 ZONING BOARD OF ADJUSTMENT **PLANNER**, Banisch Associates.

**MOTION UNANIMOUSLY CARRIED**

- 5) RESOLUTION APPOINTING 2022 ZONING BOARD OF ADJUSTMENT **ENGINEER**, James Hutzelmann.

**MOTION UNANIMOUSLY CARRIED**

## **ANNOUNCEMENTS**

None.

## **APPLICATIONS**

Chairman Hatke announced that the following application would be carried to the February 2, 2022 Regular Meeting.

**CASE 21-20 -- Maccarone Subdivision** – 58 Woosamonsa Road, Hopewell, New Jersey; Township Tax Map Block 49, Lot 3. Applicant is seeking a minor subdivision and use variance to create two new lots, one lot with two dwellings situated in the Valley Resource Conservation (VRC) Zoning District.

Applicants Attorney Dino Spadaccini is requesting to be continued to the next meeting; February 2, 2022 @ 7:00 p.m. Also, Mr. Spadaccini is requesting to waive any time frame and extended deadlines, no further notice will be required.

**Continued to February 2, 2022 meeting.**

**CASE 21-22 – Strycharz Addition** – 22 Woosamonsa Road, Hopewell, New Jersey' Township Tax Map Block 49 Lot 17. Applicant is seeking a Bulk Variance for side yard setback to construct a single story addition on the existing single story family dwelling, situated in the Valley Resource Conservation (VRC) Zoning District.

Attorney Robert Davidow stated that notice was in order and the Board could take jurisdiction of the application. Ms. Strycharz (Application) and Cory Fernandez (Architect) were sworn in.

Mr. Fernandez (Architect), representing the applicant, explained the following:

- Proposed addition; 1 story: sunroom & painting studio
- Side yard set-back; existing non-conforming
- Alternate locations

Plans were brought up on the screen for everyone to see; exhibit A-1; A-2; A-3; A-4.

Discussion with Board Members included:

- Size and location
- Proposed use
- Design

James Hutzelmann: No water diversion to the immediate property line on the west? Correct

Jim Bash: Will the addition affect drainage patterns? There is a slight down slope towards the back of the house, however will be no change to the existing drainage pattern.

There were no further questions from the Board.

There were no questions or comments from the public.

**MOTION** by Cane, seconded by Rogers, to approve the application.

**ROLL CALL VOTE:**

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

**NOES:** None

**ABSENT:** None

**CASE 21-23 – Ciocian Addition** – 54 Dublin Road, Hopewell, New Jersey' Township Tax Map Block 65 Lot 10. Applicant is seeking a Bulk Variance for side yard setback to construct a single story addition on the existing single story family dwelling, situated in the Valley Resource Conservation (VRC) Zoning District.

Attorney Robert Davidow stated that notice was in order and the Board could take jurisdiction of the application. Mr. Ciocan (Applicant) was sworn in.

Mr. Ciocian (Applicant) explained the following:

(Plans were brought up on the screen for everyone to see; exhibit A-1; A-2)

- Location, Size, Purpose

James Hutzelmann: Question in regards to what the proposed addition will be used for. Mr. Ciocian states the new addition will be part of the mud room, bathroom and living room. No additional bedrooms are proposed, which will not alter the approved septic system design.

Jim Bash asked Mr. Ciocian to give testimony on the closest neighbor to the north. Mr. Ciocian addresses there is more than an acre between the new addition and side property owner. There will be no windows that will directly look into neighbor's windows. Questions in regards to impervious coverage for the property including structures

other than the current home and proposed addition. Mr. Ciocian expressed multiple existing structures (sheds) are about 100 sq. feet and will be demolished due to inhabitability and unusable. Mr. Bash expressed that the impervious coverage is well under the allowable 10% lot coverage, will only be about 1% of the maximum lot coverage allowed.

Mr. Verdino states if anything need to be on record in regards to the septic as per the Health memo. New septic and current well not in the area of proposed addition.

There were no further questions from the Board.

There were no questions or comments from the public

**MOTION** by Cane, seconded by Verdino, to approve the application as long as the applicant complies with the health office memo.

**ROLL CALL VOTE:**

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

**NOES:** None

**ABSENT:** None

**RESOLUTIONS/MEMORIALIZATION**

**CASE 21-21 – Prugh Addition** – 325 Washington Crossing Pennington Road, Titusville, New Jersey; Township Tax Map Block 92.02, Lot 4.

**ADJOURNMENT**

At 7:45 p.m. **MOTION** by Hatke to adjourn the meeting.

**MOTION UNANIMOUSLY CARRIED**

Respectfully submitted,

*Amanda Bregenzer*  
Amanda Bregenzer

Zoning Board Recording Secretary