



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, JANUARY 7, 2026

A Re-organization and regular meeting of the Hopewell Township Zoning Board of Adjustment was held via ZOOM at 7:00 p.m. on Wednesday, January 7, 2026

REGULAR MEETING

The Re-Organization and Regular Meeting of the ZBOA was called to order by Acting Secretary Katie Ronollo at 7:00 p.m. in accordance with the Open Public Meetings Act, noting that proper notice of said meeting, including notice of the meeting begin conducted as an electronic meeting only, was posted on the Municipal Bulletin Board and forwarded to the Hopewell Valley News, The Times, The Trentonian, and the Hopewell Express on **January 2, 2026**.

The Board's adopted procedures for conducting Remote Meetings, in accordance with N.J.A.C. 5:39-1 et seq. Emergency Remote Meeting Protocol for Local Public Bodies, is available through the Zoning Board Page of the Hopewell Township Website at the following link:

<http://www.hopewelltwp.org/294/Zoning-Board-of-Adjustment>

ROLL CALL

PRESENT: Cane, Kolodziej, Rogers, Sandom, Purgavie, Verdino, Pazdan, Thedinga

ABSENT:

ALSO PRESENT: Attorney Kevin Van Hise, TWP Engineer Wendy Birkhead, Fire Official, Andrew Fosina, Acting Board Secretary, Katie Ronollo

SELECTION OF CHAIRMAN AND VICE CHAIRMAN

CHAIRMAN – Bill Cane

MOTION by Sandom and Pazdan

ALL IN FAVOR - MOTION UNANIMOUSLY CARRIED

VICE CHAIRMAN – Paul Verdino

MOTION by Thedinga and Rogers

ALL IN FAVOR - MOTION UNANIMOUSLY CARRIED

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RESOLUTIONS OF APPOINTMENT

- 1) RESOLUTION REAPPOINTING the 2026 HOPEWELL TOWNSHIP ZONING BOARD OF ADJUSTMENT ATTORNEY, KEVIN VAN HISE

MOTION UNANIMOUSLY CARRIED

- 2) RESOLUTION REAPPOINTING 2026 ZONING BOARD OF ADJUSTMENT SECRETARY, JAMIE BOLLES

MOTION UNANIMOUSLY CARRIED

- 3) RESOLUTION APPOINTING 2026 ZONING BOARD OF ADJUSTMENT PLANNER, BANISCH ASSOCIATES

MOTION UNANIMOUSLY CARRIED

- 4) RESOLUTION APPOINTING 2026 ZONING BOARD OF ADJUSTMENT ENGINEER, WENDY BIRKHEAD

- 5) RESOLUTION APPOINTING 2026 ZONING BOARD OF ADJUSTMENT CONFLICT ATTORNEY, TARA ST. ANGELO

MOTION UNANIMOUSLY CARRIED

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

None

RESOLUTION OF MEMORIALIZATION

Case 25-19 Glenmoore Farm: 105 Pennington Hopewell Road, Tax Map Block 34 Lot 19. Applicant is seeking an amended preliminary and final site plan.

<i>Board Member</i>	<i>In Favor</i>	<i>Opposed</i>	<i>Abstained</i>	<i>Absent</i>	<i>Present But Ineligible to Vote</i>
Cane	X				
Purgavie	X				
Kolodziej	X				
Rogers	X				
Sandom	X				
Thedinga	X			X	
Verdino	X				
Pazdan (Alt. #1)	X				
Vacant (Alt. #2)					

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APPLICATIONS

Case 25-20 LECHNOU- 107 Drummond Drive, Hopewell Township Tax Map Block 38.04 Lot 4. Applicant is seeking Bulk Variance to build a swimming pool.

Mr. and Mr. Lechnou were sworn in by Mr. Van Hise. They explained that their lot is undersized and they are requesting 2 variances: 1. A lot coverage variance where 15% is required, 24.4 exists and 29.4 is proposed 2. A side yard variance for placement of the pool equipment. Mr. and Mrs. Lechnou testified that the plan includes installation of three drywells which will mitigate for the additional lot coverage. They shared a copy of the plan showing existing and proposed conditions. ("Lechnou Pool Plan", Prepared by D'amico Engineering, LLC, dated 10/13/2025, last revised 11/17/2025) They noted that there will be no concrete or other material surrounding the pool. It will be accessed directly from the grass.

Ms. Birkhead asked about swales going over the pool and requested they be directed toward the drywells. She noted that the existing fence is not compliant for a pool barrier. Upon questioning from Board members, she further clarified that proposed 3 wells are adequate for the proposed amount of development.

The Lechnou's agreed with all comments in the Engineering memo dated November 21, 2025. They asked if the neighbor's rear fence could be connected to their fence and suffice as a pool barrier. Ms. Birkhead advised that this question be directed to the construction official. The Lechnou's agreed to comply with any regulations around pool barriers.

Ms. Sandom motioned to approve the variances with the conditions agreed to by the Applicant. Ms. Purgavie seconded the motion.

<i>Board Member</i>	<i>In Favor</i>	<i>Opposed</i>	<i>Abstained</i>	<i>Absent</i>	<i>Present But Ineligible to Vote</i>
Cane	X				
Purgavie	X				
Kolodziej	X				
Rogers	X				
Sandom	X				
Thedinga	X				
Verdino	X				
Pazdan (Alt. #1)	X				
Vacant (Alt. #2)					

Case 25-21 ELTON- 306 Pennington Harbourton Road, Hopewell Township Tax Map Block 62 Lot 9 Applicant is seeking Bulk Variance to construct an addition to the existing dwelling. Mr. and Mrs. Elton were sworn in by Mr. Van Hise. They explained that they are requesting to build a one-bedroom addition to their 2-bedroom home. The total property size is 6.77 acres with the majority of the property being wooded. The existing house is in a narrow section of the property which causes a preexisting non-conformity. They are requesting relief for a side yard setback where 50 feet is required, 32.11 exists and 29.44 is requested. Essentially, the pre-existing non-conformity will be increased by 2 feet, 8 inches. To illustrate existing and proposed conditions the Elton's shared the "Survey of Property", with addition superimposed, Prepared by Parker Engineering and Surveying, P.C., dated 2/6/20 and "House Addition for Mr. & Mrs. Elton", Prepared by William Charleroy, Architect, dated 4/29/25. They testified to the unique shape of the property and position of the home which causes the need for a variance. They testified that the newer

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septic is approved for a 3-bedroom home and that they are investigating installation of a UV treatment system for the well. They mentioned a stream on the property and agreed to comply with the Environmental Commission Approval conditions dated 7/15/25.

Mr. Thedinga made a motion to approve the variance with the conditions agreed upon by the applicant. Ms. Purgavie seconded the motion.

<i>Board Member</i>	<i>In Favor</i>	<i>Opposed</i>	<i>Abstained</i>	<i>Absent</i>	<i>Present But Ineligible to Vote</i>
Cane	X				
Purgavie	X				
Kolodziej	X				
Rogers	X				
Sandom	X				
Thedinga	X				
Verdino	X				
Pazdan (Alt. #1)	X				
Vacant (Alt. #2)					

ADJOURNMENT

The meeting was adjourned at 8:01 p.m.

Respectfully submitted,

Katie Ronollo
Acting Zoning Board Secretary