



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, MARCH 2nd, 2022

A regular meeting of the Hopewell Township Zoning Board of Adjustment was held via ZOOM at 7:00 p.m. on Wednesday, March 2nd, 2022.

REGULAR MEETING

The Regular Meeting of the ZBOA was called to order by Chairperson Eric Hatke at 7:02 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 March 30, 2022.

ROLL CALL

PRESENT: Cane, McInerney, Rao, Rogers, Sandom, Verdino, Kolodziej, Hatke

ABSENT: Thedinga

ALSO PRESENT: Attorney Kevin Van Hise, Zoning Officer/Twp. Engineer James Hutzelmann, and Recording Secretary Amanda Bregenzer.

ANNOUNCEMENTS

None.

APPLICATIONS

CASE 21-24 – Princeton Farmhouse – 328 & 330 Carter Road, Princeton, New Jersey; Township Tax Map Block 40, Lot 14.03. Applicant is seeking an Amended Preliminary & Final Site Plan to convert an existing office building into a full service catering and banquet facility which is now reduced from the original 93,700 square feet of impervious coverage (approved in 2016) to 78,700 square feet of impervious coverage situated in the Research & Office (RO-3) Zoning District.

Attorney Van Hise stated that the notice was in order and the Board could take jurisdiction of the application.

Present: Robert Ridolfi (Attorney), Christian “Max” Hansen (Principal /Owner of the Applicant), Robert Hillier, FAIA (Architect) Daphne Galvin, PE, PP, LEED (Engineer).

Mr. Ridolfi gives a brief summary of the application which included:

- History
- Prior variances

Mr. Hillier, Mr. Hansen & Ms. Galvin were sworn in by Kevin Van Hise.

Mr. Robert Hillier, FAIA has been a licensed architect for 51 years, currently the owner of Studio Hillier, LLC. Mr. Hillier was recognized by the Board as an expert witness in the field of architecture.

Mr. Hillier refers to the Exhibit A-1 presented on the screen. Discussion included:

- Site views
- Ariel view
- Existing Site Plan
- Site Plan 2017
- Proposed Site Plan
- Floor Plans
- Elevation Plans
- Impervious coverage

Chair Hatke turns questions to the Board Professionals. There were no questions from the Board Professionals.

Chair Hatke turns questions to the Board Members. There were no questions from the Board Members.

There were no questions or comments from the public.

Mr. Max Hansen, Principal/ Owner for the applicant gave a brief history of the proposed amended project as well as the proposed operations, staff and parking/traffic.

Chair Hatke turns questions to the Board Professionals. Questions included:

- Parking; valet services
- Prior approval vs. current proposed

Chair Hatke turns questions to the Board Members. Questions included:

- Traffic concerns
- Restaurant, catering to surrounding offices

There were no further questions from the Board.

There were no questions or comments from the public.

Daphne Galvin is a Licenses Professional Engineer with over 35 years of experience, currently employed by Partner Engineering and Science, Inc. Ms. Galvin was recognized by the Board as an expert witness in the field of engineering. The plans were shared on the screen for the Board to see. Discussion included the following:

- Parking Lot – current proposed vs. 2017 approved application
- Impervious coverage & stormwater management
- DRCC Review & MCSCD
- Lighting
- Sidewalks & handicap parking

Chair Hatke turns questions to the Board Professionals. Questions included:

- State requirements
- Ground water spreadsheet
- Landscaping Plan & Tree Removal/Replacement
- Lighting
- Trash Management

- Maple Tree & Pruning

Chair Hatke turns questions to the Board Members. Questions included:

- Environmental Commission comments relating to impervious coverage & plants

There were no questions or comments from the public.

MOTION by Cane, seconded by McInerney, to approve the application with the following conditions, suitable directional signage for the site exit, NJ Groundwater Recharge Spreadsheet and comply with all unmet comments and conditions set forth in the Board's professional reports.

ROLL CALL VOTE:

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

NOES: None.

ABSENT: Thedinga, Kolodziej

CASE 21-25 – Rossi Pool w/ Bulk Variance – 30 Meadow Lane, Pennington, New Jersey; Township Tax Map Block 43.22 Lot 9. Applicant is seeking a Bulk Variance for lot coverage to construct an in-ground swimming pool and patio as an accessory structure to the existing single family dwelling situated in the R150 Residential Zoning District.

Present: Augustine Rossi (Applicant)

Attorney Van Hise stated that the notice was in order and the Board could take jurisdiction of the application. Mr. Rossi was sworn in by Mr. Van Hise.

Mr. Rossi gave a brief explanation of the property and proposed project. Discussion with the board included: (Plans were shown on the screen for the board to see)

- Size of pool
- Impervious coverage - proposed patio
- Stormwater management – drywell

Chair Hatke turns questions and comments over to the Board Professionals. Questions included the following:

- Soil testing
- Drywell type/design

Chair Hatke turns questions and comments over to the Board Members. There were no questions or comments from the Board Members.

There were no questions from the public.

No public comment.

MOTION by Cane, seconded by Sandom, to approve the application.

ROLL CALL VOTE:

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

NOES: None.

ABSENT: Rogers, Thedinga, Kolodziej

RESOLUTIONS/MEMORIALIZATION

CASE 21-20 -- Maccarone Subdivision – 58 Woosamonsa Road, Hopewell, New Jersey; Township Tax Map Block 49, Lot 3.

ADJOURNMENT

At 8:58 p.m. **MOTION** by Hatke and seconded by Cane to adjourn the meeting.
MOTION UNANIMOUSLY CARRIED

Respectfully submitted,

Amanda Bregenzer

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Zoning Board Recording Secretary