

**HOPEWELL BOROUGH PLANNING BOARD**  
**January 4, 2017 – Meeting Minutes**

The Hopewell Borough Planning Board meeting was called to order at 7:30 PM by Chair Perri who declared compliance with the Open Public Meetings Act. The meeting was taped and a copy of the tape is on file.

**Attendance Roll Call**

**Present:** Bob Donaldson  
Michele Hovan  
Ryan Kennedy  
Peter Macholdt – *Chairman*  
David Mackie  
Jacqueline Perri  
David Shymko  
Lou Young – *Alt. #1*  
Attorney DeGrezia

**Excused:** Brad Lyon  
Wyatt Pratt

**Oaths of Office**

Attorney DeGrezia administered the oaths of office to Mr. Young, Ms. Hovan and Mr. Mackie.

**Nominations**

**Election of Board Chair**

A motion by Jackie Perri, seconded by David Mackie to nominate Peter Macholdt as the Board Chairman was unanimously approved by roll call vote.

**Roll Call Vote:** Jackie Perri: Yes, David Mackie: Yes, Bob Donaldson: Yes, Michele Hovan: Yes, Ryan Kennedy: Yes, Peter Macholdt: Yes, David Shymko: Yes, Lou Young: Yes

**Election of Vice Chair**

A motion by Peter Macholdt, seconded by David Mackie to nominate Jackie Perri as the Board's Vice Chair was unanimously approved by roll call vote.

**Roll Call Vote:** Peter Macholdt: Yes, David Mackie: Yes, Bob Donaldson: Yes, Michele Hovan: Yes, Ryan Kennedy: Yes, Jackie Perri: Yes, David Shymko: Yes, Lou Young: Yes

**Election of Board Secretary**

A motion by Jackie Perri, seconded by David Mackie to appoint Maria Andrews as the Board Secretary was unanimously approved by voice vote.

**Approval of Minutes**

A motion by David Shymko, seconded by David Mackie to approve the Board's minutes from 12/7/16 with no revisions noted was approved by voice vote with Mr. Young abstaining.

**Approval of Vouchers**

It was noted for the record that there were no vouchers listed on the agenda for approval.

**Resolutions**

A motion by Bob Donaldson, seconded by David Shymko to approve reorganization Resolutions 2017-01, 2017-02, 2017-03, 2017-04 and 2017-05 was unanimously approved by voice vote.

**Open to the Public**

Chairman Macholdt opened the floor to public comment. Seeing no members of the public come forward, he closed the floor to public comment.

**Certificates of Appropriateness**

It was noted for the record that no certificates of appropriateness were presented for approval.

**Applications**

**RANPD, LLC – Block 31 Lots 1 & 2 – 71 E. Broad Street: Preliminary & Final Major Site Plan Approval for Site Improvements**

Attorney DeGrezia commented for the record that the applicant’s attorney requested this matter be carried to the Board’s 2/1/17 meeting. It was noted that no additional public notice is required unless revisions to the original application render it substantially different, or if additional variances are being sought.

**New Business – Other**

It was noted for the record that no new business items were listed on the agenda for discussion.

**Unfinished Business**

**Redevelopment Investigation Study – Status Update**

Ms. Perri explained that there was a meeting with one of the property owners in the redevelopment investigation area who indicated they intend to sign a contract with a developer in the near future and at that time will have a better idea on development options. Mr. Mackie noted that critical areas such as easements and wetlands must be determined to define a clear building envelope as well as economic feasibility.

Ms. Perri commented that housing needs are changing based on the “millennial’s” lifestyles.

Mr. Mackie remarked on the costs associated with redevelopment and commented that the developers will be paying but the Borough establishes the vision for what will be developed. Ms. Hovan explained that Borough Council charged the Planning Board with moving forward on establishing a redevelopment plan with or without the property owner’s contributions and she noted it is important to remember that the Board has control of the process and can continue moving forward with the community visioning sessions and developing a redevelopment plan.

It was noted the next step will be for the redevelopment subcommittee to meet and determine a clear vision. Then the board can start a dialog with, and seek comments from, the public.

**Correspondence**

It was noted for the record that there was no correspondence listed on the agenda.

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**Adjournment**

A motion by Jackie Perri, seconded by David Shymko to adjourn the meeting was unanimously approved by voice vote.

The meeting adjourned at 8:10 PM.

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Maria Andrews, Planning Board Secretary