

HOPEWELL BOROUGH PLANNING BOARD
July 5, 2017 – Meeting Minutes

The Hopewell Borough Planning Board meeting was called to order at 7:30 PM by Chairman Macholdt 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: Michele Hovan
Ryan Kennedy
Peter Macholdt – *Chairman*
David Mackie
Jacqueline Perri
Lou Young – *Alt. #1*
Ruth Morpeth – *Alt. #2*
Attorney DeGrezia
Planner Slagle
Engineer O’Neal

Excused: Bob Donaldson
Brad Lyon
David Shymko
Wyatt Pratt

Approval of Minutes

A motion by Michele Hovan, seconded by Jackie Perri to approve the Board’s minutes from 4/5/17 with no revisions noted was approved by voice vote with Mr. Kennedy and Mr. Young abstaining.

Approval of Vouchers

A motion by Michele Hovan, seconded by Ryan Kennedy to approve the vouchers for payment as listed on the agenda was unanimously approved by voice vote.

Open to the Public

Chairman Macholdt opened the floor to public comment. Krista Hoge came forward seeking guidance on the best way to pursue an application to subdivide her property and build a ranch home so she can remain in the Borough and “age in place.” The Board commented that the most efficient way to proceed is to subdivide the property first then build the second dwelling. Otherwise variance approval would be needed to allow 2 principal dwellings on one lot which would be a waste of money if requested.

Melissa Cookman came forward and asked who determines where the brick sidewalks are installed. Ms. Hovan explained the sidewalks are part of the streetscape plan and the Borough encourages property owners to incorporate or copy design elements from the plan into their own renovations if they wish to.

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

Resolutions

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

Certificates of Appropriateness

Alison Baxter of the Historic Preservation Committee came forward and presented the following certificates, noting the Committee recommended approval of each:

Matthew & Melina Guarino – 86 W. Prospect Street – Block 25 Lot 43

It was noted for the record that Mr. Mackie recused himself from the discussion on this matter and stepped down from the dais.

The proposed project is for a home addition to include demolition of the existing garage, construction of a new front porch, additional living space and bedrooms. There will also be new roofing, siding, windows and trim as well as a new storage shed. A motion by Lou Young, seconded by Jackie Perri to approve the certificate of appropriateness was approved by voice vote.

Mr. Mackie returned to the dais at this time.

Daniel Heinmann – 73 N. Greenwood Avenue – Block 2 Lot 19

The proposed project is for the replacement of existing siding and partial replacement of the rear roof. A motion by Lou Young, seconded by David Mackie to approve the certificate of appropriateness was unanimously approved by voice vote.

Applications

Public Hearing: NTM Controls, LLC – 130 W. Broad Street – Block 9 Lots 43 & 44 – Preliminary & Final Site Plan Approval with Variance(s)

Attorney DeGrazia noted for the record that this matter will be heard at the Board’s 8/2/17 meeting and stated the applicant will re-notice the public hearing.

Completeness/Public Hearing: Barry & Michele Klein/Peasant Grill – 84 E. Broad Street – Block 23 Lot 11 – Site Plan Waiver with Variance(s)

Present for the public hearing was Attorney William Slover, Architect Jeffrey Fleisher, property owner/landlord Jim Baxter and applicants Barry and Michele Klein who own the Peasant Grill.

Engineer O’Neal referred to his completeness review memo and noted a boundary survey needs to be provided and remarked all of the requested waivers are appropriate. A motion by Lou Young, seconded by Michele Hovan to deem the application complete was unanimously approved by voice vote.

Attorney Slover provided Engineer O’Neal with a boundary survey Mr. Baxter had in his files dated 3/9/15. He continued to explain that the Klein’s will be entering into a lease agreement with Mr. Baxter if they obtain site plan approval. He noted Peasant Grill has been in the Borough 11 years and their business continues to grow so they would like to be able to move to the proposed new, larger location.

The subject site is a one story 4850 sq. ft. building located in the B-R zone with an existing doctors office occupying part of the space in the rear. The property is further developed with a parking lot, lighting, drainage basin and related landscaping.

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The Kleins are seeking a site plan waiver to relocate their Peasant Grill restaurant from the current 21 E. Broad Street location to the front portion of the subject building which is approximately 2580 sq. ft. Additionally they are proposing a 40' x 45' exterior patio for outdoor dining, a garbage dumpster with an enclosure to be located at the north end of the parking lot, a walk-in freezer and related upgraded landscaping on the site.

It was noted for the record that the maximum permitted impervious coverage on the subject site is 40% with 45.5% existing and 49% being proposed.

Architect Jeffrey Fleisher came forward and presented the following exhibits:

Exhibit A-1: A site plan revised 6/26/17 to address the comments in the professional's review memos

Exhibit A-2: A photo of the proposed sign. He noted Peasant Grill is proposing 12 sq. ft. of signage but with the doctor's office sign there will be a total of 16 sq. ft. which is why they need a variance. The façade sign will be 7.6' x 4.6' with 12" letters similar to that of *The Brick Farm Market* signage and will have down-shielded lighting.

Architect Fleisher clarified the following points:

1. The proposed patio will accommodate 24 people
2. The landscape details have not yet been determined and he noted they will work with Planner Slagle regarding these improvements
3. The ordinance requires 26 parking spaces for both proposed uses on the site and they comply because there are 30 available parking spots (17 for the restaurant and 13 for the doctor's office.)
4. All lighting will comply with the Borough's ordinances

Architect Fleisher commented that there is no detrimental impact to the public if the application were to be approved and noted a thriving restaurant business is a positive impact to the community.

Mr. Mackie asked about the drainage basin. Engineer O'Neal commented that while the basin does not meet current standards, it was installed many years ago and he cannot recall ever seeing it full so he doesn't anticipate any issues with drainage on the site. He suggested the outlet on the basin be inspected. Mr. Baxter stated the grate was just recently replaced.

Ms. Klein came forward and was sworn in. She clarified that deliveries will be made to the east side of the building via the walkway to the employee only entrance. She noted her husband does most of the grocery shopping for the business and deliveries consist primarily of beverages and the occasional UPS delivery. Ms. Klein noted deliveries would likely be once a week with the drivers in and out within a matter of a 2 or 3 minutes.

She clarified the following points:

1. Dumpster pick-up will be once a week and increased if needed
2. The outdoor dining will be similar to what currently exists at the Peasant Grill
3. Hours are currently 6 days a week: Monday – Friday 11:30 AM to 8:00 PM, Saturdays are 11:30 AM to 4:00 PM. She noted they will be offering breakfast at the new location and transitioning to a 7 day a week operation with operating hours being 7:00 AM to 9:00 PM Monday – Friday and weekends likely 8:00 AM to 7:00 PM
4. There will be a total of 10 to 12 employees including herself and her husband

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There was some discussion on events and music. Ms. Klein remarked that they would like to have some live music and perhaps host showers, anniversary and other types of small private parties.

Mr. Kennedy suggested a bike rack be added to the site and also inquired about sidewalk access from Broad Street. It was noted that Engineer O’Neal will review the installation of a sidewalk from Broad Street along the eastern edge of the drainage basin up to the parking lot.

Chairman Macholdt opened the floor to public comment. Melissa Cookman came forward and expressed support for the application. Seeing no other members of the public come forward, Chairman Macholdt closed the floor to public comment.

Attorney DeGrezia outlined the following potential conditions of approval:

1. All items in the professional’s review memos must be addressed
2. All state and local regulations must be complied with
3. A revised site plan must be submitted showing the zoning table and flood plain information
4. No outside storage on the site
5. All outdoor dining will comply with the Borough’s ordinances
6. The dumpster will be located at the north end of the parking lot
7. All taxes and escrow payments must be current
8. All landscaping will be reviewed by Planner Slagle with native plants to be used
9. The outlet on the drainage basin will be inspected
10. All lighting on site will be down shielded and comply with the Borough ordinances
11. Outdoor seating will be reviewed by Planner Slagle
12. Live music will be permitted on site up to 10:00 PM
13. Installation of a sidewalk on site will be reviewed by Engineer O’Neal
14. A temporary certificate of conformance may be required
15. A developers agreement must be established

A motion by David Mackie, seconded by Lou Young to approve the application with the conditions as outlined by Attorney DeGrezia was unanimously approved by roll call vote.

New Business – Other

Motion to Recommend Adoption of Borough Council Ordinance #807, re: Amendments to the Fee Ordinance

A motion by Lou Young, seconded by David Mackie finding Ordinance #807 consistent with the Master Plan and zoning regulations and recommending adoption by Borough Council was unanimously approved by voice vote.

Unfinished Business

Redevelopment Investigation Study – Status Update on Next Steps

It was noted that the subcommittee continues to meet and discuss the redevelopment study. No additional details have been provided on the lumber yard site and Hopewell 57 is continuing their search for a development partner.

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Mr. Kennedy commented that he had attended a Bar Association event on bicycle safety laws and noted one of the attorneys is willing to make a presentation to the Planning Board on the subject. He also stated there are grant opportunities to assist in paying someone to update the circulation plan element of the Master Plan. Ms. Hovan remarked that an attorney has already made a presentation to Borough Council on this topic and expressed the Borough would have trouble accommodating some of the items suggested, such as bike lanes. Ms. Hovan thought “Heads up Hopewell” may be a better venue for such a presentation.

Attorney DeGrazia noted that D&R Greenway closed on the 20 acres of land which is part of St. Michael’s Parish and commented this was a nice preservation effort.

Adjournment

Chairman Macholdt adjourned the meeting at 9:23 PM.

Maria Andrews, Planning Board Secretary