

HOPEWELL BOROUGH PLANNING BOARD

February 7, 2018 – Meeting Minutes

The Hopewell Borough Planning Board meeting was called to order at 7:37pm 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: Ryan Kennedy
Bob Donaldson
Brad Lyon
Jacqueline Perri
Wyatt Pratt
David Shymko
Peter Macholdt – *Chairman*
Attorney DeGrazia
Planner Slagle
Engineer O’Neal

Excused: Michele Hovan
David Mackie
Lou Young – *Alt. #1*
Ruth Morpeth – *Alt. #2*

Appointment of Board Secretary

Jackie Perry made a motion, seconded by Brad Lyon, to appoint Christine Rosikiewicz as the Board Secretary. All were in favor via voice vote, the motion passed.

Approval of Minutes

A motion was made by Ryan Kennedy, seconded by Bob Donaldson, to approve the Board’s minutes from January 3, 2018. Motion was approved by voice vote with Mr. Pratt and Mr. Shymko abstaining.

Approval of Vouchers

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

Open to the Public

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

Resolutions

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

Certificates of Appropriateness

Jennifer Smit of the Historic Preservation Committee came forward and presented the following certificate, stating the Committee recommended approval:

Robert and Colleen Chambers- 102 West Broad St. – Block 9 Lot 75

The proposed project is to finish the attic interior as a master suite, adding three skylights to increase daylight to the interior. Add dormer toward rear to permit headroom to reconfigured attic stairs. Add new windows facing rear yard.

Jennifer Smit noted that the original application included a cupola and only two skylights, the application has been updated. All the materials will match, it does not trigger FAR.

A motion was made by David Shymko and seconded by Brad Lyon to approve the Certificate of Appropriateness. All were in favor with Bob Donaldson and Ryan Kennedy abstaining as they reside within 200 feet of the applicant.

Applications

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

New Business – Other

1. Speaker: Jim Waltman, Stony Brook-Millstone Watershed Association regarding possible redevelopment projects and NJDEP grant for green infrastructure facilities in Hopewell Borough

Jim Waltman from Stony Brook-Millstone Watershed introduced Mike Pisauro, Policy Director, and Dr. Steve Tuorto, Director of Science. Jim Waltman presented a slide show highlighting the following:

Stormwater is a pressing issue; it is the number one cause of water pollution. Climate change is contributing as annual precipitation has increased. The continuing addition of impervious coverage causes worse flooding.

There are things to do to address this with regard to new construction, redevelopment, and retrofitting existing developments. Infiltration was explained.

Pollution is the second problem which includes stormwater runoff; a non-point source of pollution. Stormwater from stormdrains enters streams unfiltered. The old way is to drain the water quickly, this results in less groundwater discharge. The new way of thinking is to retain

water on site to infiltrate into the groundwater using rain gardens, rain bladders and cisterns, and vegetated swales.

Jim Waltman explained that he would like to work with the Borough to strengthen their ordinances.

He explained the DEP grant which is for shovel ready projects to address stormwater issues and commented on Bedens Brook being perfect for this grant. Nine properties in the Borough have been identified. There was a brief discussion on these parcels. The grant is specifically for the design and implementation of stormwater management features in Hopewell Borough to approve conditions in Bedens Brook.

Chairman Macholdt thanked JimWaltman for coming and said the stormwater ordinance will be on the agenda this upcoming year.

Ryan Kennedy asked if a list of helpful information to tell applicants, such as a toolkit, could be provided.

2. Discussion: Signage in Hopewell Borough

Planner Slagle said a merchant in the Borough requested a neon “open” sign in their window prompting the Planning Board to look at the sign ordinance to determine if they should allow small lit signs.

Chairman Macholdt read from the ordinance. The ordinance states no signs should be lighted using non-shielded bulbs or neon tubes, light emitting diodes, or mirrors reflecting direct light sources or similar devices. It also states no roof signs, naked lights, light displays, tubing, or strings of lights for advertising purposes; vehicle advertising signs, rotating signs, live action signs, flashing signs, searchlight displays, and animated or moving signs of any kind are prohibited.

Planner Slagle commented that some of those types of signs aren’t seen anymore, the section could be reviewed and tweaked to be made more modern.

A discussion followed about small neon “open” signs. A comment was made that it is sometimes hard to tell if a business is open and the sign would possibly be visible to passing cars. Board members exchanged comments about the appearance of the signs. Current signs violating the ordinance and enforcement of the ordinance were commented on. There are a limited number of businesses who would benefit from having these type of signs.

Chairman Macholdt said the conversation could be continued at next month’s meeting. Comments were made about the ordinance being enforced if not changed as it is unfair to the businesses being denied the signs if the ordinance is not being enforced.

3. Stormwater Ordinance

Chairman Macholdt stated that the Board will review its Stormwater ordinance this year.

Engineer O'Neal and Chairman Macholdt went over what other towns' thresholds are. Balancing the trigger and the cost was discussed. DEP reporting requirements were discussed. This item will be carried to March.

Correspondence

There were no comments on any correspondence.

Adjournment

Ryan Kennedy made a motion; seconded by Jacqueline Perri, to adjourn the meeting at 9:11pm.

Christine Rosikiewicz, Planning Board Secretary