

## HOPEWELL BOROUGH PLANNING BOARD

April 4, 2018 – Meeting Minutes

The Hopewell Borough Planning Board meeting was called to order at 7:30pm by Chairman Macholdt who declared compliance with the Open Public Meetings Act. The meeting was recorded and a copy of the recording is on file.

### Attendance Roll Call

#### Present:

Michele Hovan  
David Mackie  
Bob Donaldson  
Brad Lyon  
Jacqueline Perri  
David Shymko  
Lou Young – *Alt. #1*  
Ruth Morpeth – *Alt. #2*  
Peter Macholdt – *Chairman*  
Planner Slagle  
Engineer O’Neal

#### Excused:

Ryan Kennedy  
Wyatt Pratt  
Attorney DeGrezia

### Certificates of Appropriateness

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

Eleanor Edling B 14 L 24- 14 West Broad Street – replacing front second floor windows

Ms. Smit explained that there are five windows in front of the house to be replaced to cut down on draft. The windows will be wood inside and vinyl outside.

A motion was made by Bob Donaldson and seconded by David Shymko to approve the Certificate of Appropriateness. All were in favor, the motion passed.

### **Approval of Minutes**

A motion was made by Bob Donaldson, seconded by David Shymko, to approve the Board's minutes from February 7, 2018 with one typographical correction. Motion was approved by voice vote with Michele Hovan, David Mackie, Lou Young, and Ruth Morpeth abstaining.

### **Approval of Vouchers**

A motion was made by Lou Young and seconded by David Shymko to approve the vouchers for payment. All were in favor; the motion passed.

### **Open to the Public**

There were no comments from any members of the public.

### **Resolutions**

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

### **Applications**

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

### **New Business – Other**

1. Announcement by Engineer O'Neal

Engineer Dennis O'Neal announced that he will be semi-retired beginning April 20<sup>th</sup>. He will continue to work for the Planning Board but will only be in the office one day a week. The Board congratulated Engineer O'Neal.

2. Discussion: MLUL (N.J.S.A. 40:55D-53) Recent Amendment to the Performance and Maintenance Guarantee

Engineer O'Neal explained the recent Amendment to the Performance and Maintenance Guarantee. A performance guarantee is required to be posted by the applicant to insure these improvements are completed. Upon completion the Engineer signs off and the funds are returned to the applicant. A two year maintenance bond is then required for the Governing Body to make sure work, such as landscaping, is completed. Engineer O'Neal went over the amount usually posted, for example twenty percent for a performance guarantee.

Planner Slagle explained that this requirement has been tightened and what is posted won't necessarily be for all items if they are interior to the site such as landscaping. This would have an impact on bigger sites such as solar farms, and not as much for the Borough.

Engineer O'Neal left the meeting at this time. (7:50pm)

### 3. Discussion: Signage in Hopewell Borough

Chairman Macholdt said the Board is revisiting the discussion from last month on "open" signs seen around the Borough and asked the Board if they still want to prohibit neon signs.

Planner Slagle said there have been requests from business owners to use LED "open" signs which are prohibited by ordinance. She mentioned that there was a general feeling the Board did not want to allow them.

Michele Hovan said this has been a problem for the past fifteen years as there is always someone in violation.

The Board engaged in a discussion on the types of signs that are available and current signs in the Borough. Comments were exchanged about whether an "open" sign would make a difference for a business and how some businesses appear closed all the time due to the sunlight making their windows look dark. Concerns were expressed about the size of lighted "open" signs if utilized.

Chairman Macholdt polled the Board to determine the Board's interest in making any changes to the ordinance at this time. It was determined that it is worth investigating. Planner Slagle advised that the Board find out what business owner's want, for example do they want LED lights. Once that is determined details such as size of the sign can be considered.

Discussion continued. It was noted that other towns do not prohibit LED lights but they are not Historic Districts. Comments were exchanged about looking into other aesthetically unpleasing items if the ordinance was to be changed. Chairman Macholdt concluded that the Board is not ready to vote on changes at this time and it is a good idea to poll businesses. This item will be tabled until two or three months from now.

### **Correspondence**

There were no comments on any correspondence.

### **Adjournment**

Lou Young made a motion; seconded by David Mackie, to adjourn the meeting at 8:40 pm.

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Christine Rosikiewicz, Planning Board Secretary