

HOPEWELL BOROUGH PLANNING BOARD

June 6, 2018 – Meeting Minutes

The Hopewell Borough Planning Board meeting was called to order at 7:32pm by Chairman Peter Macholdt who declared compliance with the Open Public Meetings Act.

Attendance Roll Call

Present: Ryan Kennedy
Michele Hovan
David Mackie
Bob Donaldson
Brad Lyon
Wyatt Pratt
David Shymko
Peter Macholdt - *Chairman*
Attorney DeGrazia
Planner Banisch

Excused: Jaqueline Perry– *Vice Chair*
Lou Young – *Alt. 1*
Ruth Morpeth – *Alt. 2*

Certificates of Appropriateness

It was noted for the record that there were no Certificates of Appropriates on the agenda.

Approval of Minutes

A motion was made by David Shymko, seconded by Bob Donaldson, to approve the Board's minutes from May 2, 2018 as presented. Motion was approved by voice vote with Brad Lyon, Wyatt Pratt, and Peter Macholdt abstaining.

Approval of Vouchers

A motion was made by David Shymko and seconded by Bob Donaldson 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

It was noted for the record that there was no new business listed on the agenda for approval.

Unfinished Business

Draft Redevelopment Plan: Hank Whitman – Model Ave.; Block 11 Lot 26

The draft Redevelopment Plan was previously discussed at the May regular meeting.

Michele Hovan said the plan was amended to reflect the Board's concerns with the bulk standards.

Planner Banisch said that where it indicates fourteen (14) units the plan should be amended to read thirteen (13) units, this includes two affordable housing units. The Board briefly went over the density requirements.

Positive comments were made regarding conversations between Jim Waltman, Executive Director of the Watershed Institute, and Hank Whitman about the project. One million gallons of water per year could be treated. The Watershed Institute is committed to working with Mr. Whitman.

The Board discussed how traffic could be slowed down on Model Ave. Favorable comments were made about the garages being in the back with one entry to the development. The possibility of utilizing a raised crosswalk was discussed. Attorney DeGrazia said there may be an opportunity in the re-development agreement for this.

Hank Whitman proposed a small sign which will say "The Lumberyard". Attorney DeGrazia stated that signs are not allowed but it could be included in the ordinance. The Board discussed the proposed sign at length. Mr. Whitman would like to build it into the retainer wall; this was more favorable to the Board than a free standing sign. He explained that it would be made of stone or brick and not require maintenance. The sign would require a C variance; as part of the site plan review the Board will have preview authority over it. Further discussion ensued, Attorney DeGrazia read from the sign ordinance and expressed that the Board can make changes at the time of review. There was further discussion concluding that the sign should be twenty-five square feet, a maximum of five feet tall, and not taller than the wall.

Hank Whitman said he would like to utilize individual garbage cans rather than dumpsters.

The Board discussed whether generators should be permitted. Planner Banisch said space for one for each unit should be included in the plan. They are an accessory use.

Hank Whitman said there will be a HOA [Home Owner's Association] for all exterior improvements. There will be a sound wall in back. One building will be behind the other with extra glaze on the windows for soundproofing.

Planner Banisch explained that the zoning map will be amended to include the new townhouse residential zone. Attorney DeGrazia said that this plan will supersede the current zoning which is residential office (RO). If this plan is not executed another developer could develop it with this new zoning. The neighboring properties that are zoned RO will remain zoned RO.

Proposed changes to the redevelopment plan were as follows:

The maximum density yield of twelve was changed to thirteen.

Emergency generators will be permitted.

Sold waste facility structures were replaced with solid waste receptacles.

The monument sign shall not be internally illuminated and shall be integral to a landscape wall constructed of stone or brick not to exceed twenty-five square feet and not to extend above the top of the landscape wall. All the other design standards should apply.

Attorney DeGrazia went over options for FAR which the Board discussed. It was determined FAR would not be included.

Planner Banisch will make the revisions to the plan, the Board members will review it, and then it will be submitted to Council.

David Shymko made a motion to send the redevelopment plan as modified by Planner Banisch to Council for approval. Ryan Kennedy seconded the motion. Roll call vote:

Ryan Kennedy: yes, Michele Hovan: yes, David Mackie: yes, Bob Donaldson: yes, Brad Lyon: yes, Wyatt Pratt: yes, David Shymko: yes, Peter Macholdt: yes.

Correspondence

There were no comments on any correspondence.

Adjournment

The meeting was adjourned at 9:02 pm.

Christine Rosikiewicz, Planning Board Secretary