

## HOPEWELL BOROUGH PLANNING BOARD

May 2, 2018 – Meeting Minutes

The Hopewell Borough Planning Board meeting was called to order at 7:41pm by Vice Chair Jacqueline Perri who declared compliance with the Open Public Meetings Act.

### Attendance Roll Call

**Present:** Bob Donaldson  
Michele Hovan  
Ryan Kennedy  
David Mackie  
Jacqueline Perri  
David Shymko  
Ruth Morpeth – *Alt. #2*  
Attorney DeGrazia  
Engineer O’Neal  
Planner Banisch

**Excused:** Brad Lyon  
Peter Macholdt – *Chairman*  
Wyatt Pratt  
Lou Young – *Alt. #1*

### 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 Mackie, seconded by Michele Hovan, to approve the Board’s minutes from April 4, 2018 as presented. Motion was approved by voice vote with Ryan Kennedy abstaining.

### Approval of Vouchers

A motion was made by David Shymko and seconded by Ryan Kennedy 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. Discussion – Hank Whitman – Redevelopment Plan B 11 L 26

Planner Banisch explained that this draft redevelopment plan is for the property on Model Avenue where the lumber yard is currently located. The Planning Board was asked by the governing body to consider this an area of redevelopment. He noted that the redevelopment was voluntary, a public/private partnership in collaboration with the governing body, and commented favorably on the importance of collaboration.

Planner Banisch went over the draft redevelopment plan for luxury townhouses which includes two affordable housing units, noting the final design may be tweaked. Favorable comments were made on the plan being economically and environmentally friendly. It is proposed to be located in a non-residential transitional area near the railroad. He said that he is sorry to see the lumberyard go, as it is important and historic, and said that this property is a worthy candidate for redevelopment.

Planner Banisch commented favorably on the opportunity of doing something that is good for the Borough. He said the Planning Board will determine if this is the basis of what the governing body should adopt. He commented on things being done effectively and early. This will be a new zone and the master plan will need to be amended once the Governing Body formally adopts the redevelopment plan. The rezoning has the property owner's consent.

Michele Hovan went over the process. Borough Council will introduce an ordinance which will come back to the Planning Board for comment. Borough Council then adopts the ordinance. Planner Banisch explained that the adoption of the ordinance will supersede the master plan. The zoning map would be changed to show the Townhouse Zone. Public information sessions will be conducted. .

Bob Donaldson asked if the bulk area requirements match the existing residences. Planner Banisch said the townhomes are designed to fit on the one acre lot and the design has reasonable standards. Jacqueline Perri asked about any differences from what is normally approved noting the proposed front yard setback is ten feet while usually a front setback is 25 feet. Existing front setbacks were briefly discussed. Board members and Planner Banisch commented on the consistent visual aspects of the school and street. The school is visually a high spot, there will be an attractive transition. The height of neighboring properties was briefly discussed.

In response to a question from a Board member Planner Banisch explained that the ordinance would be legal spot zoning and not affect any other property in the Borough.

Bob Donaldson asked about addressing stormwater management noting increased awareness and concerns with regard to this. Planner Banisch said this is part of the development plan. Michele Hovan explained that Hank Whitman has met with the Watershed a few times and they would like to use this project as a model utilizing the grant to design stormwater management.

Attorney DeGrazia went over the allowed height and setbacks and what is proposed. He said the standard to look at are the number of units and FAR.

Michele Hovan commented on how the Board began talking about redevelopment driven by the prospect of it on the heels of affordable housing mandates. There are three other areas of redevelopment in town. She spoke of using land use goals, while making gains in affordable housing, and still largely keeping with the master plan.

Positive comments were made about this being a good start and the property owner asking to be included in the process. Hank Whitman said he has lived in the area for twenty years and wants to move into one of the units. He is a retired real estate attorney and will be the developer. His son runs the lumberyard. He would like to start the project in the fall.

Michele Hovan went over the timeline. The Planning Board refers the Redevelopment Plan to the Borough Council. The Council will adopt a Pay-to-Play Ordinance. The governing body introduces the ordinance for the Redevelopment Plan. The Redevelopment Plan would go back to the Planning Board for review. The Governing Body would then adopt the ordinance and a Redevelopment Agreement could be executed. The Planning Board would then hear the site plan. The applicant would meet with Historic Preservation prior to the hearing. Public information sessions can be held in addition to Planning Board and Borough Council meetings so residents may view the plans and ask questions.

Jacqueline Perri asked if the Board feels comfortable moving forward. Comments were made about the FAR cap and the proposed sign. Planner Banisch said substantive changes should be made now. It was agreed the Board would review the plan over the next month. Attorney DeGrazia said the Planning Board review should look at consistency with the master plan. The master plan does not need to be amended but the zoning map does.

Planner Banisch and Hank Whitman clarified the number of units proposed. There will be a total of fourteen which includes ten market townhouses, two smaller market units, and two affordable housing units. The number and type of units will be corrected on the plan.

## **Correspondence**

There were no comments on any correspondence.

## **Adjournment**

Jacqueline Perri made a motion; seconded by David Mackie, to adjourn the meeting at 8:49 pm.

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Christine Rosikiewicz, Planning Board Secretary

