

HOPEWELL BOROUGH PLANNING BOARD

August 1, 2018 – Meeting Minutes

The Hopewell Borough Planning Board meeting was called to order at 7:39pm 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
Jaqueline Perry– *Vice Chair*
Wyatt Pratt
David Shymko
Peter Macholdt – *Chairman*
Lou Young – *Alt. 1*
Attorney DeGrazia
Planner Banisch

Excused: Ruth Morpeth – *Alt. 2*

Certificates of Appropriateness

1. 23-25 West Broad St. – Replacement of porch, front steps, and trim in eaves

This item was tabled until later in the meeting when Jennifer Smit from the Historic Preservation Commission could be present.

Announcements

Chairman Macholdt announced that Wyatt Pratt is leaving the Planning Board as he pursuing other opportunities in another area. Chairman Macholdt recognized Mr. Pratt's past five years on the Planning Board, expressed appreciation for all he has done, and wished him the best in his new endeavor. Mr. Pratt expressed that serving has been a real honor and pleasure.

Approval of Minutes

A motion was made by Wyatt Pratt, seconded by Bob Donaldson, to approve the Board's minutes from June 6th, 2018 as presented. Motion was approved by voice vote with Jacqueline Perry and Lou Young abstaining.

Approval of Vouchers

Chairman Peter Macholdt added the following vouchers for approval in addition to the vouchers listed on the agenda:

Banish Associates, Inc.	May 2, 2018 Meeting Attendance	\$234.00
Banish Associates, Inc.	Redevelopment Plan, June 6 th Meeting Attendance	\$672.90
Drinker, Biddle & Reath	Attorney- Services for June	\$435.00

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

1. Rockwell Groundwater Remediation System Noise Monitoring – Request for Administrative Amendment – Resolution PB #2010-11

Chairman Peter Macholdt explained that this remediation system was installed a few years ago to abate the ground water contamination. A condition of approval of the project was noise monitoring. The level of noise has been monitored and Rockwell Automation has been well within the limits. It was monitored at 3 months, 6 months and has since been monitored every year. It is believed the remediation will be ongoing.

The Board discussed this request. A comment was made that the background noise of crickets and vehicles is louder than the remediation system. It was noted that noise standards are set by the State and if they exceed the limit they would need to be brought back into compliance. A report is filed every year, there is a demonstrated period of time where the allowable noise level has not been exceeded.

David Mackie made a motion to approve an administrative amendment and allow Engineer O’Neale to release Rockwell Automation, Inc. from this condition. Michele Hovan seconded the motion.

Roll call vote:

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

2. Hopewell Borough Council 7/10/18 introduction of Ordinance 823 “An ordinance of the Borough of Hopewell, in the County of Mercer, State of New Jersey, adopting a redevelopment plan pursuant to N.J.S.A. 40A:12A-7 for Van Doren

Lumber, located at 24 Model Avenue and designated on the Hopewell Borough tax maps as Block 11, Lot 26, creating a new “Townhouse Residential” zone in accordance with said redevelopment plan, and establishing regulations therefor.”- For Planning Board review.

Michele Hovan explained that this Redevelopment Plan ordinance was introduced by Council and is on the agenda for the second reading tomorrow night. The Pay to Play Ordinance has already been adopted. Attorney DeGrezia said the Planning Board has forty-five days to refer the ordinance back to Borough Council. The Planning Board had discussed this ordinance with regard to consistency with the master plan at a previous meeting.

Brad Lyon made a motion to deem Ordinance 823 consistent with the master plan. David Mackie seconded the motion.

Roll call vote:

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

Open to the Public

There were no comments from any public present.

Certificates of Appropriateness (revisited)

1. 23-25 West Broad St. – Replacement of porch, front steps, and trim in eaves

Jennifer Smit referred to the picture she provided the Planning Board with of this property from 1909, she has provided this picture to the homeowner and contractor. The following will be replaced: damaged porch framing, flooring, columns, front steps, lattice, and rotted trim. Porch rails will be added. Favorable comments were made by the Board.

Brad Lyon made a motion to approve the Certificate of Appropriateness. David Shymko seconded the motion. All were in favor.

Unfinished Business

1. Redevelopment Project on Model Ave. – Dates for Public Information Sessions

The timeframe and methods for providing information to Borough residents regarding redevelopment in general, and specific information regarding the Lumberyard project, was discussed at length. Board members commented favorably on maximizing publicity, it was noted that there has already been much publicity to Borough residents about redevelopment.

It was determined the informational sessions will take place in the fall.

2. Continued discussion from 2/7/18 and 3/17/18 meetings: Signage in Hopewell Borough

This item was tabled until the September meeting. Chairman Peter Macholdt asked the Board members to walk through the Borough and observe the signs for discussion at the September meeting.

Correspondence

There were no comments on any correspondence.

Adjournment

David Shymko made a motion to close the meeting. Ryan Kennedy seconded the motion. All were in favor, the meeting was adjourned at 8:48 pm.

Christine Rosikiewicz, Planning Board Secretary