

MINUTES

Hopewell Township Land Use Board

January 16, 2019

7:00 PM

The reorganization meeting of the Hopewell Township Land Use Board was held on January 16, 2019.

Chairman Andersen called the meeting to order at 7:00 p.m.

Public Notice was duly sent to The South Jersey Times and The Daily Journal for publication as prescribed by Law and posted on the Township bulletin board. All requirements of the Open Public Meetings Act have been met in compliance with the Sunshine Law.

Chairman Andersen led the flag salute.

The following members were present: Chairman Andersen, Mr. Caggiano, Mr. Hepner, Mr. Shoemaker, Mrs. Crispin, Deputy Mayor Ritter, Mrs. Lewis, Mr. Tedesco, Mr. Strait

The following members were absent: Mr. Earnest

Others Present: John Hitchner (Secretary), Bob Pryor (Board Solicitor), Rebecca Bertram (Attorney), Frank Baitinger (Resident)

Oath of Office: *Mr. Pryor administered the Oath of office to Mr. Ritter, Mrs. Lewis, Mr. Shoemaker, and Mr. Strait.*

Nominations for 2019: *Mr. Hepner makes a motion to appoint the same chairman, vice chairman, secretary, solicitor, and engineer as last year. The motion is seconded by Mr. Shoemaker and approved unanimously. Nominations are memorialized as resolution 2019-01.*

Approval of the meeting dates: *Mr. Hepner makes a motion to approve the meeting dates as submitted. The motion is seconded by Mr. Strait and approved unanimously.*

Approval of Minutes: *December 12, 2018 Regular Meeting Minutes. The minutes from December 12, 2018 were submitted for approval. A motion was made by Mr. Caggiano and seconded by Mr. Hepner to approve the minutes. The motion was approved unanimously.*

Resolution 2018-14 - *Approval of the resolution memorializing the decision to approve the Minor Subdivision plans for Block 63 / Lots 1, 1.01, 1.02, 1.03, & 16 in the Hopewell Business Park. Mr. Hepner made a motion to approve the resolution. Mr. Tedesco seconded. The motion was approved unanimously with Mr. Ritter and Mr. Shoemaker abstaining.*

New Business:

Item #1: Rebecca Bertram has asked to appear before the Board in reference to the property of Frank Baitinger (block 21 lots 12.11, 12.12 and 12.13 and block 22, lots 4.03 and 4.04) and vacating deed restrictions on those properties so they may enter into farmland preservation.

Mr. Ritter states he lives within 200 ft of one of the parcels and must abstain. Rebecca Bertram addresses the Board. Frank is very close to completing farmland preservation. The State is causing problems with preservation in all of Hopewell. The State has asked the Board to do a resolution removing deed restrictions from 2005 and 2006. Deed restrictions on map. Combining lots. Will record new deeds and resolutions.

Mr. Pryor states that the State is not interpreting the buffer correctly. Nobody intended that you couldn't put a barn in the buffer area. It was to prevent development next to farmland. The State is also having a problem interpreting "tillable land".

Mr. Caggiano asks if the deed restrictions could be placed only if residential development happens. That the deed would have a clause that if it was ever put into farmland preservation the restrictions would come off.

Rebecca states that the State had approved the language in the presented resolutions. 100 ft buffer is still a problem for other applications in the works for farmland preservation.

Chairman Andersen opens for public comment. Mr. Ritter states that he endorses the application and that this is a problem that needs to be resolved for the sake of the farmers.

Mr. Caggiano suggests that covenants get rescinded for farmland preservation moving forward. We will need to add clauses to all deed restrictions for major subdivisions moving forward.

MINUTES

Hopewell Township Land Use Board

January 16, 2019

7:00 PM

Mr. Hepner makes a motion to approve resolutions 2019-02 and 2019-03. Mrs. Lewis seconds the motion. Motion is approved unanimously with Mr. Ritter and Mr. Shoemaker abstaining.

Mr. Strait suggests the Board make some suggestions to the Township Committee with regards to the development ordinance. He asks for an update about the rental property situation. Mr. Hitchner provides an update to the Board and states that the issue is currently before the Township Committee. Mr. Caggiano asks when the year end review will happen. Mr. Hitchner states that it typically occurs during the February meeting.

Adjournment

There being no further business, a motion was made by Mr. Hepner at 7:35 pm to adjourn the meeting. The motion was seconded by Mrs. Lewis and approved unanimously.

Respectfully submitted,
John Hitchner
Land Use Board Secretary