

# MINUTES

## Hopewell Township Land Use Board

January 17, 2018

7:00 PM

The regular meeting of the Hopewell Township Planning/Zoning Board was held on January 17, 2018.

2017 Chairman Andersen called the meeting to order at 7:00 p.m.

Public Notice was sent to The South Jersey Times 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:

Mr. Andersen      Mr. Caggiano  
Mr. Strait         Mrs. Lewis  
Mr. Tedesco       Mr. Shoemaker  
Mr. Hepner

The following members were absent:

Deputy Mayor Ritter      Mr. Earnest

Others Present: Lois Yarrington, Acting Secretary, Steve Nardelli, Board Engineer, Bob Pryor, Board Solicitor, Gordon Gross, Zoning Officer, Howard Melnicove, Applicant's attorney, Bahri Yilmaz, Applicant

### Oath of Office:

Ken Strait	Class II	12/31/18
Joe Shoemaker	Class III	12/31/18
Scott Andersen	Class IV	12/31/21
Tom Tedesco	Class IV	12/31/21
Al Caggiano, Jr.	Class IV	12/31/21
Betty Lewis	Class IV	12/31/18 *(filling unexpired term)

All newly/reappointed members completed the Oath of Office.

**Resolution 2018-01**-Approval of Appointments for Chairman, Vice Chairman, Solicitor, Engineer and Secretary (Acting) *A motion was made by Mr. Hepner, seconded by Mr. Tedesco to nominate and retain the same professionals, Chairman and Vice Chairman as in 2017 and Lois Yarrington as acting secretary. The motion was approved unanimously.*

**Approval of Meeting Dates** *Meeting dates were approved on a motion by Mr. Hepner, seconded by Mr. Tedesco as the third (3<sup>rd</sup>) Wednesday of each month with the exception of December being the second (2<sup>nd</sup>) Wednesday and January 16, 2019 (2019 Reorganization) and approved unanimously.*

**Approval of Minutes:** December 13, 2017 Regular Meeting *The minutes from the December 13, 2017 were approved on a motion by Mr. Caggiano, seconded by Mr. Strait and approved unanimously with Mr. Andersen abstaining.*

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**Resolutions:** 17-07 Shoemaker B17 L6 Major Subdivision  
17-08 Shoemaker B17 L5 Major Subdivision

*A motion was made by Mr. Tedesco to approve Resolutions 17-07 and 17-08. The motion was seconded by Mr. Strait followed by a unanimous roll call vote (Caggiano, Hepner, Strait, Tedesco) with Mr. Andersen, Mr. Shoemaker and Mrs. Lewis abstaining.*

### **New Business:**

Item #1: Application 17-09-Bahri Yilmaz-B36 L17&18 (727-729 Shiloh Pike)-Use Variance-Mr. Yilmaz is proposing to create a Single Family Dwelling at the location of the former Church of God of Hopewell. He is also requesting any Bulk Variances that may be required.

*Mr. Melnicove spoke on behalf of the applicant to request that the application be tabled until the February 21, 2018 meeting due to there only being 5 eligible board members present. Mr. Melnicove asked that the applicant not be required to readvertise. There were no members of the public present. A motion was made by Mr. Hepner to approve the request as stated with no new notices being required. The motion was seconded by Mrs. Lewis and approved by a unanimous roll call vote (Andersen, Hepner, Lewis, Strait, Tedesco) with Mr. Caggiano abstaining.*

*Discussion was held on the Farmland Preservation Plan.*

### **Adjournment**

*There being no further business, a motion was made by Mr. Shoemaker at 7:19 pm to adjourn the meeting. The motion was seconded by Mr. Hepner and approved unanimously.*

Lois A. Yarrington  
Acting Secretary