

Minutes
Hopewell Township Planning Board
April 19, 2017

Roll Call: Caggiano, Earnest, Hepner, Lewis, Strait, Tedesco, Ritter, Shoemaker

Not Present: Andersen, Gross

Others Present: Steve Nardelli, Engineer; Robert Pryor, Solicitor; Dylan Wulderk, Secretary/Recorder; Carlos Hernandez, Rosana Hernandez, and Howard Melincove

Call to Order: Meeting called to order at 7:00 PM by Vice Chair Caggiano, followed by a reading of the Open Public Meetings Statement and flag salute.

Oath of Office: Lee Hepner took the oath of office

Minutes: A motion was made by Mr. Earnest to approve the minutes from the March 15 meeting. The motion was seconded by Mr. Tedesco and approved unanimously.

Appointment: A motion was made by Mr. Hepner to appoint Dylan Wulderk as the interim Planning Board Administrator to fill the remainder of the term. The motion was seconded by Mr. Earnest and approved unanimously.

Application #17-01: Vice Chair Caggiano recused and Mr. Hepner was appointed acting chair. Howard Melincove introduced himself as the attorney for Carlos and Rosanna Hernandez, who are seeking to subdivide their property at Block 78, Lot 24. Mr. Melincove indicated that the applicants are seeking to obtain a series of waivers. Steve Nardelli indicated that he had no objections to the completeness of the application or to the waivers being sought. A motion of completion with the waivers was made by Mr. Earnest and seconded by Mr. Strait. The motion was approved unanimously.

Mr. Hernandez testified that he is seeking to subdivide the property to build a house for his daughter and her family. Mr. Melincove indicated that the applicants are seeking a waiver for the agricultural buffer, moving setbacks in the rear and on the sides to 75 feet. Mr. Earnest discussed the increased enforcement of the 100 foot buffer for spraying.

A motion was made by Mr. Earnest to open discussion to the public, seconded by Mr. Ritter. Hearing no comments from the public, Mr. Ritter motioned to close the discussion to the public, seconded by Mr. Earnest.

A motion was made by Mr. Earnest for preliminary and final approval with variances for rear and side setbacks of 75 feet, and seconded by Ms. Lewis.

Roll Call; In Favor: Tedesco, Earnest, Lewis, Shoemaker, Ritter, Hepner; Opposed: Strait. Motion carried.

Discussion: Wulderk introduced himself to the Board. Mr. Strait requested that the Environmental Commission be made aware of applications moving forward.

Adjournment: Mr. Earnest, seconded by Mr. Shoemaker motioned to adjourn at 7:24 PM.

Dylan R. Wulderk, Interim Planning Board Secretary