

# MINUTES

## Hopewell Township Land Use Board

May 15, 2019

7:00 PM

The regular meeting of the Hopewell Township Land Use Board was held on May 15, 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. Shoemaker, Mr. Earnest, Mr. Strait, Mrs. Crispin, Mr. Ritter,

The following members were absent: Mrs. Lewis, Mr. Tedesco, Mr. Hepner, Mr. Gross

Others Present: John Hitchner (Secretary), Bob Pryor (Board Solicitor), Steve Nardelli (Engineer), Jamie Gordon (Home Owner), Rebecca Bertram (Conflict Solicitor), Michael Fralinger (Engineer), Gary Sloan (Resident)

### **Approval of Minutes:** April 17, 2019 Regular Meeting Minutes.

*The minutes from April 17, 2019 regular meeting were submitted for approval. A motion was made by Mr. Earnest and seconded by Mr. Strait to approve the minutes. The motion was approved unanimously.*

**Resolution 2019-07** - A resolution memorializing the approval of application 2019-04 (Turner, Bulk Variance to exceed maximum permitted height).

*A motion was made by Mr. Earnest to approve the resolution. Motion was seconded by Mr. Caggiano and approved unanimously.*

### **New Business:**

Item #1: Courtesy review of the proposed short-term rental ordinance for Hopewell Township. Discussions by Rebecca Bertram and Jamie Gordon.

*Ms. Bertram and Ms. Gordon introduce themselves. Mr. Hitchner and Ms. Bertram go over the changes to the short-term rental ordinance. The "family" section was removed. The topic of "commercial endeavors" was brought up. Ms. Bertram states that those words were chosen specifically. She states that the primary concern is when the renters schedule commercial events at the property. There is question if the renters were doing it for profit, that would be a problem. A wedding or graduation party would not be a problem. There is discussion about allowing the Zoning Offer to determine what is and what is not a commercial endeavor. There is discussion about what is a housing unit and the fines in the ordinance. Tenant and home owner are subject to accountability in the ordinance. Ms. Gordon states that AirBnB manages the leasing contract and insurances. Ms. Gordon goes over the lease and the rules that apply to tenants. There is discussion about fees and inspections. Ms. Bertram states it is important we treat all rentals equally, including short-term.*

Item #2: Hopewell Crest School parking lot expansion.

*Mr. Fralinger introduces himself. He states that the school is expanding the parking lot. In the rear of the school there will be a 75-spot parking lot, new loading zone, trash enclosures, sidewalk, etc. There will be a new playground and also a new baseball field. They need a lot line adjustment with Hopewell Township. The adjustment will give the school about 2.75 acres. The school will take care of the paperwork and filing costs. There is talk of adding a walking path around the baseball field. The existing stairs will be changed to ADA compliance. The lighting complaints in the current parking lot will be fixed. Township will retain access point off of Kinkle.*

Item #3: Gary Sloan requested a courtesy review of a lot line adjustment.

*Mr. Sloan states he has a problem. His neighbor will not sell him enough property to make a driveway. He needs to sell his home. His father is not in good health. He needs to create a commercial lot next to the current one to stay in business. Can't sell house without selling half*

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*of business, no parking lot. Needs to make a new lot next to the flower shop. Needs State approval since it is on a State highway. State not likely to approve.*

Item #4:

Review of Ordinance 19-07 removing tillable ground setbacks and adjusting ag buffers.

*Mr. Hitchner explains that the State is still holding up our farmland preservation applications. The ordinance will add a sunset clause to buffers for farmland preservation and remove ag to ag buffers. There is discussion about having setbacks and buffers and how adding one on top of another will make it so a homeowner has very little area to build a house. The sunset provision will help with the State. There is discussion about landscape buffers. It's determined that it would be an undue burden on a property owner to tell them they have to plant trees on an individual lot. It's agreed that if a major subdivision is happening, the buffers would be beneficial. There is discussion that we would have to do each application individually and grant waivers if we don't change the ordinance. There is discussion about changing "tillable ground" to "qualified farmland".*

### **Adjournment**

*There being no further business, a motion was made by Mr. Earnest at 8:35 pm to adjourn the meeting. The motion was seconded by Mr. Caggiano and approved unanimously.*

Respectfully submitted,

John Hitchner  
Land Use Board Secretary