

Minutes
Hopewell Township Planning Board
May 17, 2017

Roll Call: Andersen, Caggiano, Gross, Earnest, Hepner, Lewis, Tedesco, Ritter, Shoemaker

Not Present: Strait

Others Present: Steve Nardelli, Engineer; Robert Pryor, Solicitor; Dylan Wulderk, Secretary/Recorder; Bahri Yilmaz and Michael Fralinger

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

Minutes: A motion was made by Mr. Earnest to approve the minutes from the April 19 meeting. The motion was seconded by Mr. Hepner and approved 7-0. Mr. Gross and Chairman Andersen abstained.

Resolution 17-04: A motion was made by Mr. Earnest to approve Resolution 17-04, *Development Application of Carlos Hernandez and Roseanna Hernandez, Application 17-01*. The motion was seconded by Mr. Ritter and approved 6-0. Mr. Gross, Mr. Caggiano, and Chairman Andersen abstained.

Application #17-03, Reeves Road Properties: Mr. Fralinger introduced himself as the attorney for Reeves Road Properties and Mr. Yilmaz, and mentioned that the applicant had been before the board with approval previously. Because of demand for retail space, the applicant is seeking to enclose the patio portion of the building. Mr. Fralinger indicated that the applicant is seeking a site plan waiver and a variance, as they had previously constructed more parking spots than had been required.

Mr. Nardelli said that he had no objections to the variance or site plan waivers. Mr. Hepner raised the concern for an easement requirement for the sale of the property towards the back of the lot. ADA concerns and future need were also discussed.

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

A motion was made by Mr. Tedesco for preliminary and final approval with a variance for 127 parking spots and recommendation of site plan waiver and seconded by Mr. Caggiano.

Roll Call; In Favor: Caggiano, Gross, Hepner, Ritter, Shoemaker, Tedesco, Andersen;
Opposed: None. Abstain: Earnest. Motion carried 7-0.

Discussion: Mr. Ritter discussed the Redevelopment Plan and presented potential land uses for the Business Park, and requested a recommendation from the Board. He mentioned looking to preserve the fields closer to Cassidy Court for festivals. A letter of support will be given to the Committee.

Adjournment: Mr. Earnest, seconded by Mr. Shoemaker motioned to adjourn at 7:28 PM.

Dylan R. Wulderk, Interim Planning Board Secretary