

Minutes
Hopewell Township Planning Board
September 20, 2017

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

Not Present: Gross

Others Present: Steve Nardelli, Engineer; Robert Pryor, Solicitor; Dylan Wulderk, Secretary/Recorder; Vince Parenti 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 May 17 meeting. The motion was seconded by Mr. Hepner and approved 7-0. Mr. Gross and Chairman Andersen abstained.

Resolution 17-05: A motion was made by Vice Chair Caggiano to approve Resolution 17-05, *Development Application of Reeves Road Properties, LLC, Application 17-03*. The motion was seconded by Mr. Shoemaker and approved 7-0. Mr. Earnest abstained.

Informal Application, Vince Parenti: Mr. Fralinger introduced Mr. Vince Parenti of 435 Greenwich Road. Mr. Parenti is seeking to potentially subdivide his lot, which is irregularly shaped. Mr. Fralinger indicated that the lot is currently 8.4 acres with 220 feet of frontage, is in the R2 zone, and is serviced by septic.

The lot that Mr. Parenti would be seeking to create would be a one-acre lot with 140-150 feet of frontage, and would require variances. The larger lot would be a "flag lot." Mr. Parenti and Mr. Fralinger believe that the unorthodox shape of the lot makes this a case that qualifies as a hardship.

The Board had multiple questions for Mr. Parenti. Ken Strait asked if the lot was in any wetlands, and Fralinger and Parenti indicated it is high and dry. Tedesco questioned the option of a larger side yard setback. Mr. Parenti indicated that there is a gradual slope, but that the lot would be buildable. The Board questioned the precedent for this type of subdivision, and agreed that Flag lots and hardships have been granted in the past.

The Board questioned whether or not Mr. Parenti has looked into selling any of the property to adjoining property owners, including West Cumberland Little League. Mr. Parenti indicated that he has not yet done so.

Discussion: Board Secretary Wulderk discussed the possibility of re-doing parts of the application to make the process easier for applicants who have no experience with planning board applications. Nardelli indicated that the county has standards, but that the application supporting documents may be helpful.

Adjournment: Mr. Earnest, seconded by Mr. Shoemaker motioned to adjourn at 7:39 PM.

Dylan R. Wulderk, Interim Planning Board Secretary