

MINUTES

Hopewell Township Land Use Board

October 21, 2020

7:00 PM

The regular meeting of the Hopewell Township Land Use Board was held on via the GotoMeeting platform on October 21, 2020.

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. Notice was also posted on the Township bulletin board and municipal website. All requirements of the Open Public Meetings Act have been met in compliance with the Sunshine Law.

The following members were present: Chairman Andersen, Committeeman Shoemaker, Committeeman Ritter, Mr. Hepner, Mrs. Lewis, Mr. Caggiano, Mr. Tedesco, Mr. Earnest, Mr. Strait, and Mr. Shimp

The following members were absent: Mrs. Crispin

Others Present: John Hitchner (Secretary), Bob Pryor (Board Solicitor), Steve Nardelli (Engineer), Howard Melnicove (Applicant Attorney), Danielle Davis (Applicant)

Approval of Minutes: June 17, 2020 Regular Meeting Minutes.

The minutes from June 17, 2020 regular meeting were submitted for approval. A motion was made by Mr. Caggiano and seconded by Mr. Hepner to approve the minutes. The motion was approved with a roll call vote unanimously.

New Business:

Resolution 2020-07: A resolution memorializing the Land Use Board's decisions to grant a waiver for Ian Willis, 81 Hope Grange, (B:82, L:9) to place a second primary structure on his property prior to demolition of the old primary structure.

A motion was made by Mr. Caggiano and seconded by Mr. Hepner to approve the resolution. Motion was passed with a unanimous vote with Mr. Strait abstaining.

Application 2020-03: Danielle Davis seeks to build a residential structure at 17 Downing Street (B:36, L:4) on a vacant lot and is seeking any variances and waivers as necessary.

Mr. Melnicove addresses the Board. He explains the details of the lot. The lot is the last remaining lot in a very old subdivision. All other lots in the area have been used for residential purposes. The lot is undersized for the standards. The lot is also split between zones. It is discussed that the standards of the R3 zone rather than the HC zone be used on this lot. The lot is not located directly on Rt 49 and would not be useful for commercial development. Meets positive criteria and absence of negative criteria. Mr. Melnicove asks applicant Danielle Davis to be sworn in for testimony. Mr. Pryor swears in the applicant Danielle Davis. Ms. Davis confirms the statements by Mr. Melnicove and her intent for the property. Mr. Melnicove asks the professionals if they have any statements. Clerk Hitchner asks if it matters which direction the house faces as it is a corner lot. Zoning Officer Selb and Engineer Nardelli

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discuss and the R3 setbacks. It is determined that it doesn't matter which street it faces as it will meet the R3 setbacks on both streets for front setbacks and the Board can apply the R3 standards.

Mr. Hepner makes a motion for completeness and to open for public discussion. Mr. Earnest seconds that motion. Motion carries with a unanimous voice vote.

Being no members of the public wish to speak, Mr. Hepner makes a motion to close. Mr. Earnest seconds that motion and it carries with a unanimous voice vote.

Mr. Pryor summarizes the motion of granting the use variance on the undersized lot and setting the R3 standards for setbacks and pending approval of the septic system and well from the CCDOH.

Mr. Strait makes the motion and Mr. Earnest seconds. Motion carries with a unanimous roll call vote with Mr. Shoemaker and Mr. Ritter abstaining.

Mr. Hitchner explains the meeting schedule and why it was moved to the second Tuesday to accommodate for the NJLM.

Adjournment

There being no further business, a motion was made by Mr. Earnest at 7:35 pm to adjourn the meeting. The motion was seconded by Mr. Hepner and approved unanimously with a voice vote.

Respectfully submitted,

John Hitchner
Land Use Board Secretary