

Minutes
Hopewell Township Planning Board
November 15, 2017

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

Not Present: None

Others Present: Steve Nardelli, Engineer; Robert Pryor, Solicitor; Dylan Wulderk, Secretary/Recorder; Neil Murray;

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 September 20 meeting. The motion was seconded by Mr. Hepner and approved 9-0. Mr. Gross abstained.

Application 17-05: Neil Murray Subdivision (Caggiano recused)

Mr. Murray was sworn in by Mr. Pryor. His property is located on Sheppard's Mill Road between Dutch Neck and Cubby Hollow. He indicated that he is looking to subdivide for two acres for his daughter to build a home. The property is currently being used as farmland. Mr. Nardelli indicated that he has no objections to wetland or tree six inches in diameter, and that the home will be subject to the 100' buffer. A motion for completeness was made by Mr. Earnest, seconded by Mr. Hepner. All voted in favor, with Vice Chair Caggiano recusing.

A motion was made by Mr. Earnest to open to the public. Hearing no comments, Mr. Hepner motioned to close the public comment, seconded by Mr. Earnest. Mr. Earnest motioned to grant preliminary and final approval the minor subdivision, seconded by Mr. Earnest. **Ayes:** Earnest, Hepner, Tedesco, Strait, Gross, Ritter, Shoemaker, Anderson. **Abstain:** Caggiano.

Application 17-06: Carol Brooks Subdivision (Tedesco recused)

Mr. Brandon Evans and Mr. Robert Thomas, representing Ms. Brooks, were sworn in by Mr. Pryor. Mr. Evans indicated that he is looking to put an addition onto his home, and is trying to bring the lot to an appropriate size. Mr. Thomas indicated that the new dimensions of the lot would be 263' by 289' for a total of 1.52 acres and that this is being requested to bring the lot up to standards and conformity. The existing variance granted previously would still apply. In addition, Lot 22 would be enjoined with Lot 23.

Mr. Nardelli said he had no objections to the wetlands waiver. He also recommends combining Lot 22 and Lot 23. Mr. Earnest, seconded by Mr. Hepner motioned for completeness. All voted in favor, with Mr. Tedesco recusing. Seeing no public present, Mr. Ritter motioned for preliminary and final approval of the subdivision application, seconded by Mr. Earnest. **Ayes:** Caggiano, Earnest, Hepner, Strait, Gross, Shoemaker, Ritter and Chairman Anderson. **Abstain:** Tedesco.

Discussion: Mr. Joe Shoemaker had applied for major subdivisions, but because of the need for a conflict engineer, the Engineer's Letter was not received in time for the meeting. Mr. Shoemaker agreed to have his applications heard at the December 13 meeting.

Adjournment: Vice Chair Caggiano, seconded by Mr. Earnest motioned to adjourn at 7:26 PM.

Dylan R. Wulderk, Interim Planning Board Secretary