

MINUTES

Hopewell Township Land Use Board

July 19, 2023

Start Time: 7:04 p.m.

The **Sunshine Statement** was read into the record by Chairman Caggiano.

The **Flag Salute** was led by Chairman Caggiano.

Roll Call:

Present: Chairman Al Caggiano, Vice Chairman Paul Earnest, Committeeman David Miller, Lee Hepner, Jeff Shimp, Betty Lewis and Diane Crispin. Also present: Rebecca Bertram, Esquire, LUB Counsel; Engineer Steve Nardelli; and Jeannette Pace, Board Secretary
Absent: Committeeman Tom Tedesco, Ken Strait, Zoning Officer Dave Elwell

Approval of Minutes: Minutes from the May 17, 2023 meeting were approved by motion made by Diane Crispin and seconded by Paul Earnest with a Voice Vote all in favor. There was no meeting in June.

Resolutions: #23-04: Resolution of the Hopewell Township Land Use Board re: Development Application of Robert and Mary Carboni and Brooks Farms Properties, LLC – Application No. 2023-02 – Minches Corner Road, Block 17, Lot 8. Motion to approve by Hepner; Seconded by Earnest; Voice Vote all in favor.

Correspondence: Letter of Resignation submitted by Alternate Board Member Rich Husted. Chairman Caggiano thanked Rich for his service on the Board.

Applications:

No. 2023-03 Application by Samuel Lopez d/b/a Unbound Tattoo Studio for a Use Variance. Property: 571 Shiloh Pike, Block 51, Lot 7.

Chairman Caggiano introduced the application and confirmed receipt of required documents. Engineer Nardelli confirmed completeness of the documents.

Joseph DiNicola, Jr., Esquire appeared and presented the application on behalf of Samuel Lopez d/b/a Unbound Tattoo. DiNicola indicated Lopez is asking for a use variance and asked to amend the application to include a waiver of a site plan.

Samuel Lopez was sworn in. Advised the Board that he had been a tattoo artist for approximately the past four and a half years. He outlined the building which included business throughout and found there to be adequate parking including handicapped parking. He indicated that he would be the only artist there but at some point, would like to train an apprentice. He planned to have hours from noon to 6:00 p.m. Wednesday

through Sunday by appointment only, which would be approximately 2 or 3 customers per day. Miller clarified the walk-in notation on the application as well as confirmed that Lopez would be the only artist. Bertram questioned if there was space available for another artist and Lopez advised there is space for 2 more, but it is a long process and he has no plans at this time to bring on another artist. Caggiano questioned the licensing process. Lopez advised the County Health Department inspects the facility every 2-3 weeks. Miller questioned blood born pathogens to which Lopez advised that the needles go into a biohazard container and an outside entity collects them. Caggiano questioned the age limitation since the application said no minors. Lopez indicated that he asks for proof of ID and personally doesn't tattoo minors.

DiNicola when over the positive and negative criteria. On the positive, he feels the tattoo parlor will provide a service to the public. He feels it promotes an aesthetic environment through development and feels the township master plan was to create a town center for this zone and believes the tattoo parlor does that. He feels it is a low volume business taking up a vacant store front. As to the negative criteria, he doesn't feel there is any.

A Motion to Open to the Public was made by Earnest and seconded by Hepner with a Voice Vote all in favor.

Seeing no one, a **Motion to Close to the Public** was made by Hepner and seconded by Earnest with a Voice Vote all in favor.

As to Completeness, a **Motion** was made by Earnest and seconded by Shimp with a Voice Vote all in favor.

As to a Use Variance and Waiver of Site Plan, a **Motion** to approve was made by Earnest and seconded by Lewis.

Roll Call Vote:

	MOVED	SECOND	YEA	NAY	ABSENT	ABSTAIN	RECUSED
Al Caggiano, Chairman	X		X				
Paul Earnest, Vice Chairman			X				
Tom Tedesco			X				
David Miller			X				
Ken Strait			X				
Lee Hepner			X				
Betty Lewis		X	X				
Diane Crispin			X				
Jeff Shimp			X				
Judy Zirkle, Alternate			X				
Empty Seat, Alternate							

Discussion:

- Finalization of the Master Plan Re-Examination Report
The Board discussed the procedure regarding the adoption of the final version of the Report. Members were asked to provide their final revisions by July 29th so that the proper notices could be sent out and notice published in time for having the Report adopted at the August 16th meeting.
- Need for new alternate Board Member. Pace will speak to the Township Committee for a recommendation on a new alternate board member.

Adjournment Time: 7:50 p.m.

Motion to Adjourn by Tedesco and seconded by Miller. Voice Vote: all in favor 6-0.

Next Scheduled Meeting: August 16, 2023 at 7:00 p.m.

Jeannette A. Pace, Land Use Board Secretary

cc: Land Use Board
Solicitor Rebecca Bertram, Esquire
Engineer Steve J. Nardelli
Zoning Officer Dave Elwell