

MINUTES

Land Use Board – Hopewell Township

Reorganization Meeting

January 17, 2024

7:00 PM

Start Time: 7:03 p.m.

The **Sunshine Statement** was read into the record by Board Secretary Jeannette Pace

The **Flag Salute** was led by Board Secretary Jeannette Pace

ROLL CALL: Al Caggiano, Paul Earnest, Committeeman Tom Tedesco, Committeeman Jeff Shimp, Ken Strait, Lee Hepner, Betty Lewis, Diane Crispin, Judy Zirkle, Jaime Gaunt
Others Present: Steve Nardelli, Engineer and Jeannette Pace, Board Secretary

GOOD OF THE ORDER:

Pace administered Oaths of Office to Board Members whose terms needed to be renewed and each of the following Members recited his or her Oath of Office:

Committeeman Tom Tedesco, Class 1, (term 1/1/24 to 12/31/24)

Committeeman Jeff Shimp, Class III, (term 1/1/24 to 12/31/24)

Ken Strait, Class II, (term 1/1/24 to 12/31/24)

Lee Hepner, Class IV, (term 1/1/24 to 12/31/27)

Betty Lewis, Class IV, (term 1/1/24 to 12/31/27)

Kyle Johnson, Alternate #2, (1/1/24 to 12/31/24)

NOMINATIONS FOR CHAIRMAN AND VICE CHAIRMAN:

Pace asked for a motion to Open nominations for Chairman. Tedesco made the motion; Earnest Seconded. Voice Vote: All in favor. Pace asked for a motion for the nomination of Chairman. Crispin nominated Al Caggiano as Chairman; Earnest Seconded. Voice Vote: All in favor. Pace administered Oath of Office to Caggiano. Meeting was then turned over to Chairman Caggiano.

Caggiano asked for a motion for Vice Chairman. Hepner nominated Paul Earnest; Shimp Seconded. Voice Vote: All in favor. Caggiano administers Oath of Office to Earnest.

Chairman Caggiano congratulated Tom Tedesco on his appointment as Vice Mayor and Jeff Shimp on his appointment to the Township Committee. Caggiano also introduced Kyle Johnson to the Board as Alternate #2, making Judy Zirkle a Board Member and Jaime Gaunt Alternate #1. Caggiano also advised the Board that the Township needed to appoint a new Solicitor at its next meeting since our current Solicitor has taken a seat on the Judiciary bench.

APPROVAL OF MINUTES:

A motion was made by Strait to approve the minutes from the last meeting which was held on October 18, 2023 with minor revisions to the paragraph concerning the testimony of Thomas Martin, which was taken in both the public portion of the meeting as well as within his application. Hepner Seconded with those revisions. Voice Vote: All in favor (Earnest recused). Motion passed 8-0-1.

RESOLUTIONS – 2023:

Resolution #23-10 Resolution re: Development Application of Juan T. Miguel Perez, Application No. 23-06.

Motion to Approve by Hepner; Seconded by Earnest. Voice Vote: All in favor.

Resolution #23-11: Resolution re: Zoning Permit Appeal – by Will and Judy Martin against Genora Rosypal, 226 River Road, Block 88, Lot 13.01

Motion to Approve by Shimp; Seconded by Strait. Voice Vote: All in favor (Earnest recused) Passed 8-0-1.

RE-ORG for 2024:

Resolution #LUB2024-01 Resolution Establishing 2024 Meeting Dates

Motion to Approve by Earnest; Seconded by Crispin. Voice Vote: All in favor.

Resolution #LUB2024-02 Resolution Adopting Report of Annual Review of Decisions for Calendar year 2023 Pursuant to N.J.S.A. 40:55D-70.1

Motion to Approve by Strait; Seconded by Lewis. Voice Vote: All in favor.

APPLICATIONS:

#23-07: Application by Matt Pritchett, 339 River Road, Block 87, Lot 15, seeking a bulk variance – front setback.

Caggiano confirmed that Proof of Publication and Proof of Service had been provided. Due to the fact that a Board Solicitor had not yet been appointed by the Township Committee, the Board could not hear the application. The Board did, however, review the application for completeness. A Motion was made by Earnest and Seconded by Zirkle to deem the application complete with a Voice Vote: All in favor. Applicant was advised that the application would be heard before the Board at the next meeting on February 21, 2024 at 7:00 p.m.

DISCUSSION ITEMS:

Pace advised the Board that the development application on the Township's website was confusing to applicants and she spent a lot of time on the phone and in person giving applicants instructions how to file their applications before the Board. The Township is currently using the County form development application. It was decided that we would continue to use that development application due to the fact that it can be used at both the municipal level and the county level. It was decided, however, that an instruction worksheet as well as a revised checklist would be created and uploaded to the website. It was recommended that everyone put together any suggestions they may have regarding changes to the above documents for the next meeting for further discussion with the intent to have new forms finalized at the March meeting.

PUBLIC COMMENTS:

A Motion was made by Earnest; Seconded by Shimp to Open the public portion. Voice Vote: All in favor.

Seeing no one, a Motion was made by Hepner; Seconded by Earnest to Close the public portion. Voice Vote: All in favor.

ADJOURN:

A motion was made by Hepner; Seconded by Earnest to adjourn the meeting. Voice Vote: All in favor.

Adjournment Time: 7:40 p.m.

Next Scheduled Meeting: February 21, 2024 at 7:00 p.m.

Jeannette A. Pace, Land Use Board Secretary

cc: Land Use Board Members
Engineer Steve J. Nardelli
Zoning Officer Dave Elwell