

# MINUTES

## Hopewell Township Land Use Board

February 21, 2024

**Start Time:** 7:05 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 Tom Tedesco, Committeeman Jeff Shimp, Lee Hepner, Ken Strait, Diane Crispin, Betty Lewis, Judy Zirkle, Alternate Kyle Johnson

Also present: Beth White, Esquire, LUB Counsel; Steve Nardelli, Engineer; and Jeannette Pace, Board Secretary

Absent: Alternate Jaime Gaunt

**Introduction of New Solicitor:** Chairman Caggiano introduced Beth White, Esquire to the Board as its new solicitor.

**Approval of Minutes:** Minutes from the January 17, 2024 Reorganization Meeting were approved by Motion made by Strait; Seconded by Earnest; Voice Vote: All in favor (9-0)

**Resolutions:** None.

### **Applications:**

**No. 2023-07: Application by Matt Pritchett, 339 River Road, Block 87, Lot 15** seeking a bulk variance – front setback.

Chairman Caggiano confirmed the application had been deemed complete at the January 17, 2024 meeting but had been continued because we didn't have a solicitor present. Caggiano explained the application to the Board.

Applicant, Matthew Pritchett as well as his wife Sharon Pritchett, were sworn in by White. Mr. Pritchett testified that they intended to add an addition onto the property which would include a master bedroom and bathroom, an additional bedroom, a small office as well as a side and front porch.

Nardelli recited his review of the application advising the board that there currently exists a non-conformity in that the front setback is currently 69.2 feet and with the porch it would be reduced to 61.3 feet. Nardelli also confirmed with Pritchett that the dimension of the addition is 92.9. Nardelli recommends the approval of the application with the two

notes above. Caggiano confirmed with the applicants that they currently reside in the property and plan to continue to do so.

Hepner makes a Motion to Open to the Public; Seconded by Shimp. Voice Vote: All in favor. (9-0). Seeing no one, Hepner makes a Motion to Close the Public portion; Seconded by Earnest. Voice Vote: All in favor (9-0).

Caggiano commented that he drove by the property and it appears the majority of the adjoining properties have the same non-conforming setbacks.

Motion to Approve by Hepner; Seconded by Earnest. Roll Call Vote:

	MOVED	SECOND	YEA	NAY	ABSENT	ABSTAIN	RECUSED
Al Caggiano, Chairman			X				
Paul Earnest, Vice Chairman		X	X				
Tom Tedesco			X				
Jeff Shimp			X				
Ken Strait			X				
Lee Hepner	X		X				
Betty Lewis			X				
Diane Crispin			X				
Judy Zirkle			X				
Jaime Gaunt, Alternate						NO VOTE	
Kyle Johnson, Alternate						NO VOTE	

Motion carried. Approved 9-0.

**Application No. 2024-01: Application by Amarjit Singh, 183 Columbia Highway, Block 13, Lot 3.01 for C Variance and Front Yard Setback**

Discussion:

Caggiano explained the application. Caggiano with confirmation from Pace confirmed that applicant had received the 200' list but had not done any notifications, e.g. neighboring properties, nor the newspaper.

Arundeeep Singh was sworn in by White on behalf of applicant who was also present. Singh testified that he paid the fee for the 200' list and was advised by municipal offices that the staff there would be doing the notifications for the \$10.00 fee. The miscommunication was confirmed and Singh was advised that he would have to do the notifications and return at the next meeting on the application.

As to **Completeness**, a Motion was made by Earnest and Seconded by Hepner to deem the application **incomplete**. Voice Vote: All in favor (9-0).

Singh then asked the Board to allow him to continue with the porch on the property. He indicated that the construction is almost complete on the inside making the property into

a rental duplex and they are just waiting for the porch to be completed. Further discussion was had regarding the type of variance the applicant will need and what permits could be issued. Nardelli noted that the property is in a zone that does not permit duplex residential dwellings. Applicant was advised that the porch could not be started until the Board approves the application. Applicant was further instructed to seek advice of counsel before moving forward.

**Resolutions:**

**#2024-03: Resolution Authorizing Executive Session**

The general nature of the subject matter to be discussed involves potential litigation

At 7:30 p.m. a Motion to Enter into Executive Session was made by Hepner; Seconded by Crispin. Voice Vote: All in favor (9-0)

At 8:06 p.m. a Motion to Return to Public Session was made by Hepner; Seconded by Earnest. Voice Vote: All in favor (9-0)

Action Taken: None.

**Motion to Adjourn** made by Earnest; Seconded by Crispin. Voice vote: All in favor (9-0)

**Adjournment Time:** 8:10 p.m.

**Next Scheduled Meeting:** March 20, 2024 at 7:00 p.m.

Jeannette A. Pace, Land Use Board Secretary

cc: Land Use Board

Beth White, Esquire

Engineer Steve J. Nardelli

Zoning Officer Dave Elwell