

HOPEWELL VALLEY REGIONAL SCHOOL DISTRICT
Pennington, New Jersey

MEMORANDUM

To: Members of the Future Planning Committee (FPC)
From: Robert Colavita
Date: April 28, 2014
Re: Meeting Notes of April 16, 2014

Meeting was convened at 7:00 p.m. in the Board Meeting Room and adjourned at 9:00 p.m.

Discussion / Action Items:

1. The minutes from the March 19, 2014 meeting were reviewed and approved by the Committee. The minutes and PowerPoint presentations will be posted on the district website.
2. Dr. Smith brought up the proposed amendment to the Committee Charter. After discussion, the amendment was approved by the Committee.
3. Paul Pogorzelski, Hopewell Township Administrator, shared a map of Hopewell Township and led a discussion focused on possible development sites within the Township. Areas being considered for development include:
 - a. Pennytown – 70 affordable apartments
 - b. Kootronics – 250 residential units – with the preservation of an additional 800-1200 acres of green space. Involves drilling wells and investigating septic. Could be 2-3 years out before application to Planning Board
 - c. Merrill Lynch
 - i. Property has been sold to CF Hopewell – 1200 acres
 - ii. Want to re-zone
 - iii. Township Committee has forwarded to Planning Board for review
 - iv. Want to put 700 55+ units / 70 affordable units / 280 townhomes / 120 townhomes
 - d. Zeitz tract – behind Shop Rite – 180 affordable units
 - e. Enurato tract – zoned commercial

Mr. Pogorzelski also reported that the courts are working on new rules for affordable housing. The state has until May 1, 2014 to develop.

4. Eileen Heinsel, Pennington Borough Council, reported that the Borough is planning to build 80 townhomes north of the Straube Center. They are looking at 16 affordable homes, 32 age targeted homes and 32 regular homes.

5. Hopewell Borough has no areas for development as far as we know. No representative attended the meeting.
6. David DePaola and Barbara Facompre of the Mercer County Realtors Association reported on current real estate trends in the Valley (trend charts attached).

Agenda for the next meeting to include: Various scenarios for the committee to review, registration trends