

July 10, 2025

The East Hopewell Township Planning Commission held its regular meeting at the Municipal Building at 7:30 p.m. Members present were Rob Davis, Jerry McLaughlin, Mike Kosmicki, Scott Garvey, and Sam Georgieff. Also attending the meeting were solicitor Mike Craley, Sam Craley, Laura Vasold, Dean Miller, Todd Warner, Fran Setz, Ed Cockey, Josh Myers from Shaw Surveying Inc., John Gray, Dan Fowler, and Kris Fowler.

Laura Vasold, the Township Secretary, announced that the meeting would be recorded and that residents must state their name and address when they speak to the Planning Commission.

Rob Davis opened the meeting with the Pledge of Allegiance.

Mike Kosmicki made a motion to approve the agenda. Scott Garvey seconded the motion, which was unanimously carried.

Mike Kosmicki made a motion to approve the minutes of June 12, 2025, as read. Scott Garvey seconded the motion, which was unanimously carried.

Subdivision for Dean and Linda Miller Plan Discussion: The committee discussed the subdivision plan for Dean and Linda Miller for tax parcel 25-DK-0034.00, located at 15815-15819 Cross Roads Ave. The original size of the parcel is 107.44 Acres. The subdivision is to separate 1.75 Acres with the house from the main parcel. This property is in both the Commercial and Rural Residential zones in East Hopewell Township and is also pending being added to the AG Security Area.

Key points included:

- Revisions to the plan, including waivers for monumentation and plan scale.
- Clarification on the three driveways and their approval by supervisors.
- Sanitary sewer system approval by DEP and the Township Sewage Enforcement Officer.
- Compliance with zoning requirements, including setbacks and lot coverage.
- Technical items such as signatures and notary completion is required before it could be recorded.

Sam Georgieff made a motion to recommend approval of the subdivision plan, subject to the Board of Supervisors' approval of two waivers regarding the three driveways and receipt of the non-building waiver. Mike Kosmicki seconded the motion, and it passed unanimously.

Subdivision for Debra Hilbert and Melanie Eaton (Lot Line Adjustment)

Discussion: The committee discussed the subdivision plan for Debra Sue Hilbert, located on Brogueville Rd., for tax parcel 25000EL0053A000000, where a lot line adjustment of +/- 0.3 acres is proposed to add from the Hilbert property to the Eaton property. The entire portion to be added is within East Hopewell township; however, please note that a portion of the property is located within North Hopewell and Chanceford townships.

Key points included:

- Adjusting the property line to correct acreage discrepancies.
- Compliance with zoning requirements, including setbacks and flood zones.
- Waivers for monumentation and plan scale.

Scott Garvey made a motion to recommend approval of the lot line adjustment, subject to minor plan updates, waiver for monumentation, and mailing address clarification. The motion was seconded by Sam Georgieff, which passed unanimously.

Winery Ordinance Discussion: The board discussed regulations for wineries, including:

- Definitions of winery and wine tasting.
- Zoning requirements for agricultural and commercial zones.
- Parking requirements (1 space per 100 square feet of retail floor area plus 1 space per non-resident employee).
- Signage compliance with Section 408, P-8 of the zoning ordinance.

The board agreed to finalize the draft ordinance and revisit it at the next meeting.

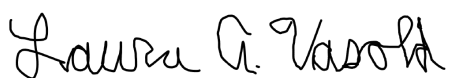
Special Events Ordinance: The board deferred discussion on the special events ordinance to the next meeting due to time constraints.

Public Comments: The meeting was then opened to public comment.

A resident inquired about building requirements for residential properties, including minimum acreage and road frontage. The board clarified that requirements depend on zoning classifications.

Adjournment: At 9:20PM, Mike Kosmicki made a motion to adjourn the meeting, which Sam Georgieff seconded. The motion was unanimously carried.

Respectfully submitted,



Laura A. Vasold
Secretary