



**Right-of-Way Vacation:
Portion of Alley in the 200 Block of N. 7th Avenue**

Applicant: Harvey L. Parks, Inc. on behalf of Kathleen A. Hingel

Staff Report prepared for the City Council Regular Meeting

Last Revised: September 1, 2015

This report is prepared by the City of Hopewell Department of Neighborhood Assistance & Planning Staff to provide information to the Hopewell Planning Commission to assist them in making an informed decision on this matter.

I. PUBLIC HEARINGS:

Planning Commission	August 1, 2013	Recommend Approval
City Council	September 10, 2013	Approved
Planning Commission	October 2, 2014	Recommended Approval
City Council	November 12, 2014	Approved
Planning Commission	August 6, 2015	Recommended Approval
City Council	September 8, 2015	TBD

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Requested Zoning:	N/A
Existing Zoning:	B-2, Limited Commercial District
Size of Area:	Approximately 743 square feet
Proposed Use:	Add to Adjacent Land
Location of Property:	A portion of the alley located in the 200 block of North 7 th Avenue
Election Ward:	Ward 1
Land Use Plan Recommendation:	Commercial
Map Location(s):	N/A
Zoning of Surrounding Property:	North: B-2 South: B-2 East: B-2 West: B-2

III. EXECUTIVE SUMMARY:

The City of Hopewell has received a request from Harvey L. Parks, Inc. on behalf of Kathleen A. Hingel, owner of Sub-Parcel #'s 030-1155 to vacate a portion of the alley in the 200 block of N. 7th Avenue connecting N. 7th Avenue and N. 8th Avenue. The total area of the right-of-way to be vacated is approximately 743 square feet or 0.02 acres.

You may recall this street vacation being considered and approved last year by the Planning Commission and City Council. This case is being repeated because the plat that illustrated the vacation and subsequent administrative resubdivision of the property was not recorded by the agent within the required 6 month time frame outlined in the Subdivision Ordinance of the City of Hopewell. If not recorded within the time frame the approval is voided and the applicant must reapply and begin the process anew.

IV. STAFF ANALYSIS:

Staff has reviewed this application to vacate a portion of an alley located between 206 North 7th Avenue and 200 North 7th Avenue also identified as Sub-Parcel's 030-1155 and 030-1160. Kathleen Hingel is the initiator of this request and would like to use this portion of the alley as a driveway to her property. The home is currently vacant but the applicant is in transition to move to Hopewell from New Jersey.

Fred C. Morene, adjacent property owner, is not requesting a portion of the alley be vacated to him.

Staff sees no objection to the alley vacation. If closed off, this portion of the alley will not disrupt the flow of traffic to the alley that remains open.

As a courtesy, Staff mailed notices of the vacation request to property owners that own property along the portion but are not adjacent to the area in question. While there were inquiries to determine the exact boundaries of the vacation request there were no calls or letters in opposition of the proposal.

V. PUBLIC SERVICE AND SITE CONSIDERATIONS:

- **Development:** No conflict with the vacation request.
- **Code Enforcement:** No conflict with the vacation request.
- **Public Works/Engineering:** The Public Works Department/City Engineer has no issue with closing this undeveloped right-of-way for future vehicular access based on the current traffic patterns in this community.
- **Land Characteristics:** There are no land characteristics that would impede the approval of the right of way vacation.

VI. STAFF RECOMMENDATION:

Based on the above review comments, the staff recommends approval of the request submitted Harvey L. Parks, Inc. on behalf Kathleen Hingel to vacate a portion of the alley located between 206 North 7th Avenue and 200 North 7th Avenue also identified as Sub-Parcel's 030-1155 and 030-1160.

VII. PLANNING COMMISSION RESOLUTION:

At their August 6, 2015 meeting the Hopewell Planning Commission recommended that City Council *approve* the request submitted by Harvey L Park, Inc. on behalf of Kathleen Hingel to vacate approximately 743 square feet of an alley located between 206 North 7th Avenue and 200 North 7th Avenue.

VIII. CITY COUNCIL RESOLUTION:

The Council of the City of Hopewell *approves, approves with conditions, denies* a request submitted by Harvey L Park, Inc. on behalf of Kathleen Hingel to vacate approximately 743 square feet of an alley located between 206 North 7th Avenue and 200 North 7th Avenue.

Attachment(s):

1. Vacation Application
2. Aerial Map of area to be vacated
3. Picture of alley to be vacated

City Council Policy No. CC-3

APPLICATION FOR STREET/ALLEY VACATION

I (We) Kathleen Hingel of 53 Murray Ave Piscataway
(Names) (Mailing Address) NJ 08854

Kkh1220@gmail.com

petition the City of Hopewell to vacate the undeveloped right-of-way situated at: _____
206 N 7th St (left side facing front of house)

There has _____ has not been previously a petition to vacate this right-of-way.

Attached is a drawing of the right-of-way to be vacated.

There is/are 1 property owner(s) adjoining this right-of-way. Attached is/are the signature(s) of the adjoining property owner(s) and a \$100.00 deposit per property owner.

I (We) agree to pay for two public notice advertisements in the Hopewell News as well as all other costs incurred by me/us associated with this application, regardless of Council's final decision regarding the petition.

I (We) have received Council's Policy concerning right-of-way vacations.

Kathleen Hingel
(Signature of Petitioner)

732-266-0077
(Telephone Number)

Fred C. Morene
(Signature of Petitioner) Fred Morene

6-17-2013
(Date)

Requested Alley Vacation



Photograph of Requested Alley Vacation

