



**TOWNSHIP of HOPEWELL**  
**MERCER COUNTY**

**201 WASHINGTON CROSSING – PENNINGTON ROAD**  
TITUSVILLE, NEW JERSEY 08560-1410

**PROJECT / APPLICATION**

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

**REVIEW REPORTS**

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## TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road  
Titusville, New Jersey 08560-1410  
Phone 609.737.0605 Ext. 6280

### MEMORANDUM

**TO:** Hopewell Township Zoning Board of Adjustment

**CC:** Applicant

**FROM:** James Hutzemann PE, PP, CME - Board Engineer 

**DATE:** May 25, 2023

**RE:** **Engineering Review #1 – Preliminary & Final Site Plan**  
Bulk Variance; Industrial Commercial Zone  
Block 46, Lot 22; 67 Route 31 North

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#### **I. Application Submission Items**

The following documents were received by the Township:

- A. Plan entitled “Preliminary & Final Site Plan for PALS Group Home, Lot 22, Block 46”, consisting of 1 sheet, prepared by Hopewell Valley Engineering, PC, dated 4/6/23;
- B. Plan entitled “Pennington Adult Living Services Group Home Floor Plans and Elevations”, consisting of 1 sheet, prepared by MPOA Architecture, dated 4/1/20 and revised 1/22/23;
- C. Land Use Application package.

#### **II. Completeness**

The applicant is requesting the numerous engineering, health, planning, and lighting waivers from the preliminary and final site plan checklist. Given the residential nature of the group home and site improvements, I offer no objection to these waiver requests.

The application is deemed administratively complete on May 25, 2023 and a Board Hearing date may be scheduled.

#### **III. Description**

The property in question is a 2.09-acre parcel located in the Industrial/Commercial Zoning District, and the property is served by an on-site well and individual septic system. The property contains 279.9 feet of frontage on Route 31, which comprises the western boundary of the property. The property is currently improved with a single-family residential structure, with a paved driveway providing access from Route 31. Additional existing improvements include a barn and two (2) sheds. There are no wetlands or environmentally sensitive areas located on the property. Surrounding properties contain an auto body shop to the south, a pharmaceutical company to the north and a railroad to the east.

The application proposes the construction of a group home for the supportive housing of adults with developmental disabilities. The group home will house four (4) individuals with support staff. The group home is not a permitted use in this zone, however a use variance was granted by the Board of Adjustment Resolution No. 2022-02 as part of a bifurcated application. This application represents the site plan review of the project.

**IV. Zoning**

A. The property is located within the Industrial/Commercial (IC) Zoning District. Per LUDO Section 17-167e, the IC Zone shall comply with the bulk requirements of the HBO and OP Districts, applying the more restrictive of the two zones. Compliance with the bulk requirements are as follows:

<b>Bulk Standards – Industrial/Commercial Zone</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Min. lot area (Acre)	5	2.09 (e)	2.09 (e)
Min. lot width (feet)	300	278 (e)	278 (e)
Min. lot depth (feet)	300	320	320
<b>Principal Building Setback</b>			
Min. front yard setback (feet)	100	22.9 (e)	143.7
Min. side yard setback – ea. (feet)	80	78.81 (e)	84.1
Min. rear yard setback (feet)	80	260 +/-	103.90
Max. lot coverage	20%	8%	10.2%
Max. height (feet)	35	<35	16
<b>Accessory Building Setback (Barn)</b>			
Min. front yard setback (feet)	100	3 (e)	3 (e)
Min. side yard setback – ea. (feet)	100	18.1 (e)	18.1 (e)
Min. rear yard setback (feet)	100	145 +/-	155 +/-

**(e): Existing non-conformity**

B. This property has existing non-conforming bulk standards for minimum lot area, minimum lot width, minimum front yard setback for an accessory structure and minimum side yard setback for an accessory structure. These existing non-conformities are proposed to remain. The bulk variances were requested and approved by the Board of Adjustment Resolution No. 2022-02.

**V. Comments**

A. Board of Adjustment Resolution No. 2022-02 approved Use Variance for a group home on this property. Testimony provided at that time indicated there will be a minimum of two supervisors on shift at one time. The applicant shall provide testimony to the staffing needs, including overnight staffing. It is noted that there are two designated spaces for staff. An attached garage is also proposed. It is not clear where additional staff would park if staffing requirements beyond the minimum number would be on site or at shift changes.

The parking is unstructured and no parking stalls are designated by pavement markings. The applicant shall provide testimony supporting the unstructured nature of the parking.

- B. Testimony shall be provided regarding vehicular circulation and whether the 15-foot wide driveway can adequately accommodate ingress and egress from/to Route 31. The proposed driveway will be subject to NJDOT review and approval.
- C. Testimony shall be provided regarding site circulation with regards to emergency services. Any/all comments by the Township Fire Official shall be addressed as a condition of any approval the Board may grant.
- D. Testimony shall be provided regarding the condition of the existing barn and how the portion of the barn to remain will be used.
- E. Testimony shall be provided regarding how trash/recycling pick up will be handled.
- F. Testimony during the Use Variance approval indicates that a fence will be provided. The fence shall be shown on the Site Plan.
- G. The cover sheet list the proposed setback for the barn to be 18.1 feet. The barn to remain appears to have a setback of approximately 33 feet. This discrepancy shall be reviewed and revised as necessary.
- H. The Site Plan shows a 3.5-foot wide sidewalk on sheet 2, where the detail on sheet 2 shows the walkway as being 4 feet wide. This discrepancy shall be clarified.
- I. The applicant shall provide testimony regarding the compliance of these routes with ADA requirements. PROWAG requirements for sidewalks on accessible routes generally require a 4-foot width.
- J. Details and specifications should be provided on the Site Plan for the Permavoid system used for stormwater management. Testimony should be provided to confirm it can withstand H-20 loading and the minimum cover required for the system. It is noted the detail shows only 3 inches of stone and 3 inches of porous asphalt over the Permavoid system.
- K. The Site Plan shows that the proposed work will add less than a quarter acre of impervious surface and disturb 0.99 acres. This does not meet the threshold to be considered major development for stormwater management purposes, however the limit of grading/disturbance needs to be reviewed and revised as necessary. Specifically the following areas should be reviewed:
  - 1. The swale on the north side of the driveway will likely require regrading from the western end of the proposed 195' contour to beyond the existing 194' contour to maintain the 1% slope to convey runoff.
  - 2. The swale on the south end of the septic field will likely require grading to the southern property line to establish a slope to convey runoff.

If these areas increase disturbance beyond 1.0-acres acre, the project would be required to provide stormwater management measures to meet the major development requirements of NJAC 7:8. Testimony should be provided to clarify the true limits of disturbance and verify this is not considered major development. It is noted that the current design does meet the design standards for minor development as required in Land Use Development Ordinance Section 17-82.

- L. The swale on the north side of the septic field is flat. The grading here should be reviewed and revised as necessary to achieve positive drainage.

- M. Additional grade information should be provided for the sidewalk connecting the driveway to the southern entrance to the building to ensure the sidewalk will not create a dam for runoff on the inner portion of the U-shaped building.
- N. The septic and well should be reviewed and approved by the Township Health Officer as per condition 4c of Resolution No. 2022-02.
- O. The applicant shall provide testimony regarding any proposed site lighting. It is anticipated that this project will not have any lighting beyond what is traditionally on a single family residential lot.
- P. The site plan shall provide additional dimensioning for the parking lot, including lengths, widths, and tapers.
- Q. The signature block on the title sheet shall be revised to remove the Zoning Board Engineer signature.
- R. The Autumn Brilliance Serviceberry tree and the Lirope shrub are not on the township's approved landscape planting list. These should be replaced with species from the approved list.
- S. The applicant proposes to remove 37 trees with a total DBH of 635 inches. The landscape plan proposes 69 replacement trees. The tree replacement plan is consistent with the requirements in Land Use Development Ordinance Section 12-4.9. I offer no objection to the tree replacement plan that is proposed.

**VI. Required Approvals**

- A. The following approval or letters of no interest shall be obtained by the applicant:
  - 1. Mercer County Planning Board
  - 2. NJDOT
  - 3. Hopewell Township Fire Official
  - 4. Hopewell Township Health Officer
  - 5. D&R Canal Commission

**VII. Recommended Conditions of Approval**

- A. Continued payment of any required application and escrow fees.
- B. Preliminary and Final Site Plan approval.
- C. Obtain all applicable review agency approvals or letters of no interest.
- D. After construction is complete, please provide an as-built of the construction – including location of utilities, final grading, building location, finished floor elevations, grade spot shots, etc. in order to receive a final engineering inspection and a Certificate of Occupancy.

**TOWNSHIP OF HOPEWELL**

**MEMORANDUM**

**TO:** Zoning Board of Adjustment Members

**FROM:** Environmental Commission Members

**DATE:** June 22, 2023

**RE:** Case No. 23-09: **P.A.L.S. Group Home**  
Block 46 Lot 22; 67 Route 31 N  
IC Zoning District  
Bulk Variance  
Preliminary/Final Site Plan

We are writing to inform you of our concerns regarding the subject application, which is scheduled to be reviewed by the Zoning Board of Adjustment.

During our Environmental Commission meeting on June 20, 2023, members Andrew Plunkett, Jim Gambino, Rex Parker, Paul Kinney, Mike Aucott, and Mark Bean reviewed and discussed the subject application together with Jim Hutzelmann and Uma Purandare.

Please note that we did not have time to study the application prior to our meeting. This item was added to our agenda during our meeting.

We understand significant tree removal is required for this project, and the applicant proposed an acceptable tree replacement plan that conforms to the Township's Tree Protection Ordinance. However, we do note that the proposed Autumn Brilliance Serviceberry trees and Lirope shrubs are not on the Townships approved native plant list and should be replaced accordingly.

We also understand this project is considered a minor development, and the applicant has proposed a unique on-site storm water mitigation strategy beneath the new driveway which appears adequate.

We note the applicant proposes to completely remove some existing structures, but in once instance plans to leave a large foundation. We believe this is an unnecessary impervious structure, and we ask that the applicant remove this foundation and naturalize this area, or else be required to punch holes completely through the foundation to provide for proper drainage.

Please consider our comments during your review.

Respectfully submitted: Jim Gambino, Secretary

cc: J. Hutzelmann, U. Purandare, EC Members