



**TOWNSHIP of HOPEWELL
MERCER COUNTY**

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

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

CORRESPONDENCE

DRCC APPROVAL

GENERAL PERMIT 2



DRCC #: 23-3351B

DATE: June 28, 2023

PROJECT NAME: 2 Fiddlers Creek Road -- Garage Dormer

Latest Submission Received: June 6, 2023

Applicant:

Andrew Bean
2 Fiddlers Creek Road
Titusville, NJ 08560
andrewbean11@gmail.com

Contractor:

Neal Hess
GHL Construction LLC
122 Tulley Drive
Bernville, PA 19506
neal.hess@privategarden.org

Project Location:

Road	Municipality	County	Block(s)	Lot(s)
2 Fiddlers Creek Road	Hopewell Township	Mercer	60	19

Jurisdictional Determination:

Zone A	Minor	Nongovernmental
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Documents Received: Application received June 6, 2023; Plan of Survey (1 sheet) dated April 5, 2021, prepared by BSI; Garage Dormer Exhibit (1 page) dated July 2022.

The Delaware and Raritan Canal Commission has reviewed the referenced application for a General Permit authorization pursuant to the requirements of the Regulations for the Review of the Delaware and Raritan Canal State Park at N.J.A.C. 7:45-6.2. The proposed activity is authorized by General Permit No. 2, which authorizes construction of additions or appurtenant improvements to a single-family dwelling in Review Zone A, lawfully existing prior to October 10, 1974, or approved under this Chapter by the Commission.

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Staff comments continued on next page.

DATE: June 28, 2023**PROJECT NAME:** 2 Fiddlers Creek Road – Garage Dormer

Description of the authorized project: The project area is a 2.4-acre property located at the northeasterly corner of Fiddlers Creek Road and N.J. State Highway Route No. 29 (Route 29) in the Titusville neighborhood of Hopewell Township, which at its closest point is approximately 40 feet from the Delaware and Raritan Canal State Park and within Commission Review Zone A.

In the existing condition, the site is developed with a two-story residential dwelling constructed in the year 1800, along with a detached garage, deck areas, a pathway, and a gravel parking area. A tributary of the Delaware and Raritan Canal is located approximately 1,800 feet to the northwest, and Fiddlers Creek and a tributary of Fiddlers Creek is located approximately 3,000 feet to the east.



The applicant proposes to construct a dormer on the west side of the existing detached garage to expand storage area. Colors and materials will match that of the existing garage, specifically a blue fiber cement board siding, white trim, and black rubber roof. The project would result in no new impervious surface coverage or land disturbance. The dormer would not be visible from the Delaware and Raritan Canal State Park due to the intervening dwelling and sloping topography of the project site.

Permit Conditions: The project allowed by this authorization shall comply with the following conditions. Failure to comply with these conditions shall constitute a violation of the “Delaware and Raritan Canal State Park Law of 1974” (N.J.S.A. 13:13A-1 et seq.).

1. This authorization is valid for five years from the date of this letter unless more stringent standards are adopted by rules prior to this date.
2. The project shown on the approved plans shall be constructed and/or executed in conformity with any notes and details on said plans and any conditions stipulated herein.
3. No change in plans or specifications shall be made except with the prior written permission of the Commission.

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4. The permittee shall allow the Commission the right to inspect the construction site and shall provide the Commission with written notification seven days prior to the start of the authorized work.
5. A complete, legible copy of this permit shall be kept at the work site and shall be exhibited upon request of any person.
6. The issuance of this permit shall not be deemed to affect in any way other actions by the Commission on any future application.

Expiration Date: June 28, 2023.

Appeal of Decision: In accordance with N.J.A.C. 7:45- 7.1, any person who is aggrieved by this decision may request a hearing within 30 days of the date of decision.

If you have any questions regarding this authorization, please contact the Commission at (609) 397-2000. Please reference the above file number.

Sincerely,

A handwritten signature in black ink, appearing to read "John Hutchison", with a long horizontal flourish extending to the right.

John Hutchison
Executive Director

c. Hopewell Township Construction Office