



TOWNSHIP of HOPEWELL
MERCER COUNTY

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

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

REVIEW REPORTS

CONTENTS




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 - Board Engineer 

DATE: July 14, 2023

RE: **Engineering Review – Bulk Variance**
R-50 Zone
Block 136, Lot 15; 136 River Drive

I. Application Submission Items

The following documents were received by the Township on July 26, 2021:

- A. Zoning Board Application Form EZ, dated 5/1/2023, with required fees, escrow and authorization forms.
- B. Lot Coverage Calculation Worksheet, dated 6/18/2023.
- C. DRCC General Permit 2
- D. Survey titled “Disposal System Alteration Plan Detail” with location & Dimensions of proposed Porch, prepared by Princeton Junction Engineering, dated 6/12/2016.

II. Completeness

The application is complete and a Hearing date may be scheduled.

III. Description

The property in question is a 1.14 acre parcel located in the R-50 Zoning District, and the property is served by an on-site individual septic system. The property 102 feet of frontage on River Drive, which comprises the western boundary of the property. The property is improved with a single-family residential structure, with a paved driveway providing access from River Drive. There are no wetlands located on the property, but a portion of the flood hazard area does encroach the property on the eastern corner. As depicted, the Flood Elevation is 5’ below the existing structure, however this will require confirmation through a Flood Development Permit. This property is also located in the Delaware and Raritan Canal Commission’s (DRCC) Zone A. The applicant has obtained a copy of their General Permit 2 for the proposed work, which was issued by the DRCC on 9/15/2022

The application proposes the construction an addition to construct a porch on the front of the existing dwelling.

IV. Zoning

- A. The property is located within the R-50 Zoning District and required to meet Section 17-159 of the Ordinance. Compliance with the applicable standards for the Zoning District is summarized as follows:

Bulk Requirements	Required	Existing	Proposed
Min. lot area (sf)	6,250	49,974	49,974
Min. lot width (ft)	50'	102'	No Change
Min. lot depth (ft)	125'	402'	No Change
Min. front yard (ft)	40'	41'	33' (V)
Min. side yard (ft)	10'	13.2'	No Change
Min. rear yard (ft)	25'	289'	No Change
Max. lot coverage (%)	40%	7.4%	7.9%

(V): Variance

B. Variances

- a. The proposed application creates the following variance:
- i. The proposed porch will have a setback of 33 feet, where 40 feet is required. A variance is required to construct the porch.

- C. The applicant should provide testimony in support of the variance. Applicants may seek a variance from bulk zoning requirements under one of the following two statutory provisions of the NJ Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.:

- a. C-1 Variances – Property “Hardship” Variances. The Board of Adjustment has the power to grant a bulk variance if, due to the unusual and unique features of the property - including the existing layout of buildings and improvements - denying the variance would impose an undue hardship. The applicant must also satisfy what is referred to as the “negative criteria”, by showing that a) the variance can be granted without causing substantial detriment to the public good, and, b) that the granting of a variance will not substantially impair the intent and purpose of the municipal master plan and ordinances.
- b. C-2 Variances – “Flexible c”. The Board of Adjustment may grant a bulk variance if the Board determines that the benefits of granting the variance outweigh the detriments of noncompliance with zone requirements. The Board must determine that the purposes of zoning (N.J.S.A. 40:55D-2), such as health, safety and welfare, or promotion of a desirable visual environment, will be advanced by a deviation from zoning ordinance requirements and that the benefits of the deviation will substantially outweigh any detriment. The “negative criteria” described above for c1 variances must also be satisfied.

V. Comments

- A. The application notes an impervious coverage increase of 256 square feet. It is noted that this is the size of the porch, but the porch will be over an area that has some impervious coverage; thus the increase from this improvement is likely less than 256 square feet. The applicant shall provide testimony to whether any walkways will be added or removed and confirm impervious coverage proposed.

VI. Recommended Conditions of Approval

- A. Should this application be approved, we recommend, at a minimum, the following conditions of approval:
1. Continued payment of any required application and escrow fees.
 2. Submittal of a Floodplain Development Permit.

TOWNSHIP OF HOPEWELL

MEMORANDUM

TO: Zoning Board of Adjustment Members

FROM: Environmental Commission Members

DATE: July 18, 2023

RE: Case No. 23-13: **Moncrief Porch**
Block 136 Lot 15 & Block 58 Lot 68; 136 River Drive
? Zoning District
Bulk Variance

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 July 18, 2023, members Paul Kinney, Rex Parker, Andrew Plunkett, Mark Bean, Mike Aucott, and Jim Gambino, 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 have no environmental concerns for the proposed project.

Please consider our comments during your review.

Respectfully submitted: Jim Gambino, Secretary

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