



**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 - Board Engineer 

**DATE:** August 31, 2023

**RE:** **ZBA 23-16 Engineering Review – Bulk Variance**  
VRC Valley Resource Conservation Zone  
Block 8, Lot 87; 109 Grand View Avenue

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

The following documents were received by the Township for review:

- A. Zoning Board Application Form EZ, with required fees, escrow and authorization forms.
- B. Lot Coverage Calculation Worksheet, dated 7/14/2023.
- C. Plan titled “Site Plan & Survey”, prepared by Stephen Rhoads Architect LLC, consisting of 7 sheets, dated 6/22/2023.

#### **II. Completeness**

The application is deemed complete on August 31, 2023. A hearing date may be scheduled.

#### **III. Description**

The property in question is a 31,163 square foot parcel located in the Valley Resource Conservation (VRC) Zoning District, and the property is served by an on-site individual septic system and private well. The property has 112.5 feet of frontage on Grand View Avenue, which comprises the southern boundary of the property. The property is improved with a single-family residential dwelling, with a paved driveway providing access from Grand View Avenue. There are no wetlands located on the property. This property is located in the Delaware and Raritan Canal Commission’s (DRCC) Zone B.

The application proposes the construction a 782 square foot addition to the rear of the existing dwelling and an expansion of the front porch. To offset the increase in impervious coverage, the applicant is proposing to replace a portion of the paved driveway with a pervious paving system known as “Grass Pave”. Per NJDEP guidance, grass pavers of this type are still considered an impervious surface and a regulated motor vehicle surface, even though the

surface is designed for infiltration.

#### IV. Zoning

- A. The property is located within VRC Valley Resource Conservation Zoning District and required to meet Section 17-160 of the Ordinance. Compliance with the applicable standards for the Zoning District is summarized as follows:

<b>Bulk Requirements</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Min. lot area (sf)	80,000	31,163 (e)	No change
Min. lot width (ft)	200'	94.69' (e)	No change
Min. lot depth (ft)	200'	227.0'	No change
Min. front yard (ft)	100'	66.6' (e)	No change
Min. side yard (ft)	50'	33.8' (e)	No change
Min. rear yard (ft)	50'	179.63'	151.63'
Max. lot coverage (%)	10%	10.4% (e)	12.4% (V)
Max. building height (ft)	35'	17'	No change

(V): Variance  
(e): Existing non-conformity

#### B. Variances

- a. A review of the existing conditions on the property reveal the following non-conformities that are proposed to remain with the current application:
- i. The property is does not meet the VRC Valley Resource Conservation Zoning District requirements for the minimum lot area, lot width, front yard setback, side yard setback and maximum lot coverage. These are existing non-conformities.
- b. The proposed application creates the following variance:
- i. The proposed impervious coverage will be increase to 12.4%, where 10% maximum is allowed.
  - ii. The proposed front yard setback will remain 66.6 feet, where 100 feet is required; however, the proposed porch is an expansion of an existing non-conforming structure and will require a variance.
- 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 plan proposes a rain garden to mitigate for the impervious coverage variance. The rain garden will collect roof runoff from the rear addition and the existing garage and volume of the rain garden is adequately sized as required by the Township’s Stormwater Control Ordinance (Section 17-82). There will also be an additional benefit of utilizing a grass paver system to replace pavement. I offer no objection to this method of stormwater management.
- B. The rain garden construction detail should be revised to show invert elevation on the piping with slopes to confirm runoff can be conveyed from the house to the rain garden.
- C. A construction detail showing the grass pave system should be added to the plan.
- D. Soil testing shall be provided to demonstrate that the estimated elevation of the seasonal high ground water is valid, and the bottom of the rain garden is two feet above the seasonal high ground water elevation. Infiltration rates should also be provided to ensure that the soils are suitable for infiltration and the rain garden will completely drain in accordance with the NJDEP BMP manual standards.

**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.

**TOWNSHIP OF HOPEWELL**

**MEMORANDUM**

**TO:** Zoning Board of Adjustment Members

**FROM:** Environmental Commission Members

**DATE:** September 19, 2023

**RE:** Case No. 23-16 Daly Addition  
Block Lot: Block 8 Lot 87  
Address: 109 Grand View Avenue  
Zoning District: VRC Valley Resource Conservation Zone  
Application Type: Bulk Variance

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

During our Environmental Commission meeting on September 19, 2023, members Paul Kinney, Rex Parker, Vanessa Sandom, Andrew Plunkett, Mark Bean, and Mike Aucott reviewed and discussed the subject application together with Jim Hutzelmann.

We have no environmental concerns for the proposed project.

Respectfully submitted: Paul Kinney, Chair

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

# TOWNSHIP of HOPEWELL

## MEMORANDUM

TO: Hopewell Township Zoning Board

FROM: Dawn Marling, Health Officer

SUBJECT: **Case 23-16 – Daly Addition**  
109 Grand View Avenue  
Block 8, Lot 87

DATE: October 10, 2023

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The applicants, Charles and Stephanie Daly, propose the construction of an addition to the rear of the home, which will contain a family room, office, porch, and bathroom. Their application also proposes interior renovation of the front porch. No additional bedrooms are requested.

A review of the Health Department's records shows an on-site septic system designed by engineering firm E&LP, which was constructed, and deemed complete by the Health Department on May 25, 2023. The septic system was designed for the capacity of a 3-bedroom residence and is located in the front of the property. The proposed addition will be in the back of the existing dwelling. The property is served by public water.

The Health Department has no objections to the application as presented, noting that the proposed addition may not contain a bedroom in the future.