



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

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

**PROJECT / APPLICATION**

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

**APPLICATION AND RELATED**  
**DOCUMENTS**



# TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road  
Titusville, New Jersey 08560-1410  
Phone 609.737.0605 Ext. 6640

**JUL 22 2022**

## ZONING BOARD APPLICATION FORM EZ

Do Not use this form if the application involves a site plan or subdivision; use the full "Planning and Zoning Board Application Package" instead

Date: <u>July 18, 2022</u>			
Block: <u>58 &amp; 135</u>	Lot: <u>56 + 70</u>	Zoning District: <u>R50</u>	Tax Map Sheet: <u>12.03</u>
Work Site Location / Address: <u>112 RIVER RD.</u>			
Property Owner Name: <u>SCOTT SIMONS + SUE GROSS</u>			
Property Owner's Address: <u>112 RIVER RD</u>			
Property Owner's Phone No. and Email: <u>1.215.605.7666</u> <u>businessrpe@gmail.com</u>			
<i>I have reviewed this application and accompanying documentation and consent to the filing of the same with the Hopewell Township Planning/Zoning Board.</i>			
Property Owner's Signature: _____			
Applicant's Name (if different from Owner): _____			
Applicant's Address: _____			
Applicant's Phone No. and Email (correspondence will be emailed unless otherwise requested): _____			
Name of Preparer of Plans: <u>KVD+ ARCHITECTURE, INC - PATRICIA L. TOTARO</u>			
Address, Phone Number and Email of Plan Preparer: <u>220 ALEXANDER ST. PRINCETON NJ</u> <u>609 921.6506</u>			

### Application Type (check all that apply):

- Appeal of decision of Zoning Officer (Zoning Board only)
- Request for Interpretation of Zoning Ordinance (Zoning Board only)
- Variance – bulk or "c"
- Variance – use or other "d" (specify which) (Zoning Board only) \_\_\_\_\_
- Other (specify) \_\_\_\_\_

Year Dwelling or Principal Structure Constructed ±1880

Lot is served by (check all that apply):  Septic  Sewer  Well  Municipal Water

Is any tree removal required to complete the work?  Yes or  No

Is the work located in a FEMA Flood Zone?  Yes or  No

Is the work located within 150 ft. of the centerline of a stream or river?  Yes or  No ±170'-5"

Is the work located within 1,000 ft. of the Delaware & Raritan Canal?  Yes or  No

**\*\*Please be aware that D&R Canal Commission approval may be required for your project. Please contact DRCC for guidance.\*\***

Are there any easements in the work area (conservation/drainage/utility)?  Yes or  No

Does the lot contain a designated historic structure, or is it located in a designated historic district?  Yes or  No

**Lot Information:**

	<u>EXISTING</u>	<u>PROPOSED</u>
Building Height (ft.)	<u>25'-10"</u>	<u>19'-5"</u>
Building Height (stories)	<u>2½</u>	<u>NO CHANGE</u>
Lot Coverage (sq. ft.)	<u>3,140 SF</u>	<u>3,612.8</u>
Lot Coverage (% of lot area)	<u>15%</u>	<u>18.2%</u>

\*\*\*\*Please attach a completed Lot Coverage Calculation Worksheet\*\*\*\*

Lot Area (sq. ft. or acres)	<u>19,831 SF</u>	<u>NO CHANGE</u>
Lot Width (ft.)	<u>70' LF</u>	<u>NO CHANGE</u>
Lot Depth (ft.)	<u>283.3 ± LF</u>	<u>NO CHANGE</u>

Setback of structure applied for to property lines:

Front	<u>146'-0"</u>	<u>170'-3"</u>
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Check if lot is a Corner Lot:  Yes

Left Side	<u>10'</u>	<u>14'-1"</u>
Rear	<u>±17'-8"</u>	<u>NO CHANGE</u>
Right Side	<u>14'-10"</u>	<u>24'-1"</u>

Provide a description of the project, or reason for appeal. Attach additional sheets as needed:

A NON-CONFORMING 2½ STORY W/ FRAMED DWELLING TO BE RENOVATED  
W/ A SMALL ADDITION TO IMPROVE THE INTERIOR FUNCTION OF THE HOME.  
THE RENOVATION/ADDITION WILL RESPECT & RETAIN THE EXTERIOR  
CHARACTER, WHILE OPENING UP THE FLOOR PLAN AND PROVIDES  
GATHERING SPACES FOR FRIENDS & FAMILY, ALONG WITH PORCHES THAT  
CONNECT YOU TO THE LANDSCAPE.

Provide a description of any requested variances. Attach additional sheets as needed:

<u>Ordinance Section Citation</u>	<u>Description of variance requested and reason / justification for the request.</u>
<u>"C" VARIANCE</u>	<u>(SEE ABOVE)</u>



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## LOT COVERAGE CALCULATIONS ATTACHMENT

This Attachment will help determine Total Lot Coverage (sq. ft. and %) to be entered into a Zoning Permit Application.

Date: July 13, 2022

Work Site Location / Street Address: 112 RIVER RD.

Total Lot Area (sq. ft.): 19,831 SF (convert from acres if necessary by multiplying by 43,560)

"Lot Coverage" includes any structure or material which prevents absorption of storm-water into the ground. (Buildings, structures, pools, asphalt and concrete patios and driveways, stone driveways, paver patios and walks are included. Uncovered decks and ground-mounted solar arrays are not included.)

Use your to-scale property survey to measure and calculate the areas of the following features:

House and attached garage footprint	<u>1591.03</u> sq. ft.
Detached garage	<u>447.6</u> sq. ft.
Sheds and outbuildings,	<u>—</u> sq. ft.
All driveway areas	<u>1211 SF</u> sq. ft.
Patios and walkways	<u>363.2</u> sq. ft.
Pool	<u>—</u> sq. ft.
Other	<u>—</u> sq. ft.
Total Lot Coverage	<u>3612.83</u> sq. ft.

Please complete the following calculation:

Total Lot Coverage (sq. ft.) 3612.83 divided by

Total Lot Area (sq. feet) 19,831 = 18.2% % Lot Coverage

17,310 21%  
RIGHT OF WAY EXCLUDED