



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 Hutzelmann PE, PP - Board Engineer

DATE: August 18, 2022

RE: **Engineering Review #1 – ZBA 22-09** 
Scott Simons & Sue Gross
Bulk Var. – Home Addition; R-50
Blocks 58 & 135, Lots 56 & 70; 112 River Drive
VCEA File No. 78062212

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 7/18/2022.
- C. Plan entitled “Simons-Gross Addition Renovation”, Prepared by KVD+ Architecture Incorporated, dated 7/18/2022, consisting of 6 sheets.
- D. Plan entitled “Plan of Survey”, Prepared by Bruce Benish, P.L.S., dated 2/1/22, consisting of 1 sheet.

II. Completeness

The application was deemed complete on August 16, 2022.

III. Description

The property in question is a 19,830± square foot parcel located in the R-50 Zoning District. The property is served by an on-site individual septic system and well. The property is a corner lot and contains frontage on River Drive and Grant Street. The property is improved with a single-family residential structure, containing approximately 1,685 square feet, a detached garage and a gravel driveway providing access from River Drive. There are no wetlands or environmentally sensitive areas located on the property. The property is located

in the Delaware and Raritan Canal Commissions Zone A. Surrounding properties contain single-family residential structures of similar sizes.

The application proposes the construction of an addition to the existing dwelling and renovations to the existing garage. No new motor vehicle surfaces are proposed within the scope of work.

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 sf	19,830 sf	No Change
Min. lot width (ft)	50'	70'	No Change
Min. lot depth (ft)	125'	283.3'	No Change
Min. front yard (ft)	40'	14.83' (e)	No Change (e)***
Min. side yard (ft)	10'	19.0'	16.08'
Min. rear yard (ft)	25'	93'	86'
Max. Building Height (ft)	35'	<35'	<35'
Max. lot coverage (%)	40%	18%/20%*	18%/23%*
Accessory Structure (Garage)			
Min. side yard (ft)	20'	6.17' (e)	No Change (e)
Min. rear yard (ft)	20'	17.67' (e)	No Change (e)

(e): Existing non-conformity

***: Proposed addition does not change setback but requires variance for the expansion of an existing non-conforming structure

*: Recalculated lot coverage based on parcel area for Block 135, Lot 70 only.

B. Variiances

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 R-50 Zoning District requirements for the minimum front yard setback, side yard setback for accessory and rear yard setback for accessory structure. These are existing non-conformities with no changes proposed.

b. The proposed application creates the following variiances:

i. Although the proposed addition does not increase the existing, non-conforming front yard setback, a variance is required as it is an expansion of an existing non-conforming structure.

- 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. Testimony shall be provided in support of constructing an addition to the dwelling within the front yard setback and if there are any other viable locations for the addition.
- B. The applicant shall provide testimony to confirm that the proposed addition will not increase the number of bedrooms.
- C. The site plan contains a summary zoning chart that combines the lot coverage and does not depict a front setback from River Dr. The table shall be revised to calculate the lot coverage for only Block 135, Lot 70. The chart should also be revised to show applicable setbacks for the principal structure and garage as an accessory structure. We note that these changes would not require any other variances.
- D. The applicant shall provide testimony regarding the nature of the improvements to the existing garage to confirm that the existing non-conformities are not increased.
- E. A plot plan showing grades, utilities, well location and septic field location shall be submitted for review and approval prior to a zoning permit being issued.
- F. An as-built plan shall be submitted for review and approval prior to any certificate of occupancy being issued.
- G. The subject property is not depicted within the Special Flood Hazard Area on the FEMA Flood Insurance Rate Maps. However, an Elevation Certificate must be submitted to evaluate the lowest floor elevation and surrounding grade against the Local Design Flood Elevation.

VI. Outside Agency Approvals

- A. The following additional approvals or letters of no interest will be required:
1. Delaware and Raritan Canal Commission
 2. Hopewell Township Health Department

VII. 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. Obtain approvals from all required outside agencies
 3. Submit a plot plan for review and approval by the Township Engineer
 4. Submission of a FEMA Elevation Certificate

TOWNSHIP of HOPEWELL

MEMORANDUM

TO: Hopewell Township Zoning Board

FROM: Glen Belnay, Ph. D, PP, AICP, CEP

DATE: August 29, 2022

SUBJECT: Simons/Gross Addition
112 River Drive
Titusville, NJ 08560
Block 135, Lot 70 and Block 58, Lot 56
Case 22-09



The applicants, Scott Simons and Sue Gross propose an addition to their existing dwelling located at 112 River Drive, Titusville, Block 135, Lot 70 and Block 58, Lot 56. The expansion will be on the north side of the residence. The existing detached garage will also be renovated as part of the proposed project. A three bedroom septic system designed by Septics by Patterson Inc. was installed in February 2006 and a septic inspection by Classic Septic Inspections Inc. in May 2013, found said system to be satisfactory. The well was tested pursuant to the New Jersey Private Well Testing Act in February 2022 and was found to be in compliance with State standards.

There are no additional bedrooms included in the proposed work at the subject site nor will its location have an impact on the existing well and septic. The Health Department has no objections to the applicant's proposal.