



TOWNSHIP OF HOPEWELL

MERCER COUNTY

ZONING BOARD OF ADJUSTMENT

201 Washington Crossing Pennington Road

Titusville, New Jersey 08560-1410

Phone: 609.737.0605

www.hopewelltp.org

NOTICE OF MODIFIED PROCEDURES REGULAR MEETING

Hopewell Township Zoning Board of Adjustment

Wednesday, February 4, 2026 at 7:00 PM

PLEASE TAKE NOTICE that in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975 and in consideration of Executive Order No. 292, issued by Governor Murphy on March 4, 2022, declaring a continued "State of Emergency in the State of New Jersey," the Township of Hopewell does hereby notify the public that to protect the health, safety and welfare of our citizens while ensuring the continued functioning of government, a regular meeting with modified procedures of the Hopewell Township Zoning Board of Adjustment has been scheduled for Wednesday, February 4, 2026 at 7PM. and the meeting will be held electronically only.

Members of the public who wish to participate in the meeting by telephone may do so by calling 1-646-876-9923, followed by **meeting number ID:** 878 1021 7001 **Passcode:** 906030 Individuals calling into this number will be able to fully participate in the meeting and provide public comment.

Members of the public who wish to participate via the video conferencing platform may Join Zoom Meeting by accessing the following link:

Join Zoom Meeting

<https://us02web.zoom.us/j/87810217001?pwd=FDxMhnj9UjUovl6lAZ2HRNtYdefysX.1>

Meeting ID: 878 1021 7001

Passcode: 906030

One tap mobile

[+13052241968](tel:+13052241968),,87810217001#,,, *906030# US

[+13092053325](tel:+13092053325),,87810217001#,,, *906030# US

Dial by your location

- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)

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Find your local number: <https://us02web.zoom.us/j/87810217001?pwd=FDxMhnj9UjUovl6lAZ2HRNtYdefysX.1>



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AGENDA TO THE EXTENT KNOWN

WEDNESDAY, February 4, 2026 – 7:00 P.M.

REORGANIZATION MEETING WITH MODIFIED PROCEDURES VIA ZOOM VIDEO CONFERENCING PLATFORM

CALL MEETING TO ORDER AND STATEMENT OF PROPER NOTICE

Notice of this meeting has been posted on the municipal bulletin board, the municipal website and forwarded to the Hopewell Valley News, The Times, the Trentonian and the Hopewell Express on **January 30, 2026**, in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975. This meeting is being conducted through a Zoom videoconferencing application and is being recorded through the application. The Board's adopted procedures for conducting Remote Meetings, in accordance with N.J.A.C. 5:39-1 et seq. Emergency Remote Meeting Protocol for Local Public Bodies, is available through the Zoning Board Page of the Hopewell Township Website at the following link: <http://www.hopewelltp.org/294/Zoning-Board-of-Adjustment>

I. ROLL CALL

II. ANNOUNCEMENTS

- 2026 Goals

III. APPROVAL OF MINUTES

- 2-5-25
- 1-7-26

IV. MEMORIALIZATION OF RESOLUTIONS

Case 25-17 Boranian 20 Orchard Ave, Hopewell Township Tax Map Block 83 Lot 87.01. Applicant is seeking a Bulk Variance for front yard and side yard setback and lot coverage for a principal building addition to expand livable space on a one-story single-family home.

Case- 25-10 Ramaswamy- 368 Pennington Titusville Rd, Hopewell Township, NJ, Township Tax Map Block 92 Lot 1.042. Applicant is seeking a D (1) use variance to place two Principal uses on a single lot.

V. APPLICATIONS

NOTE: Application Materials for listed cases can be found under the heading **DOCUMENTS FOR ACTIVE CASES**, at the following website address:

<https://www.hopewelltp.org/294/Zoning-Board-of-Adjustment>

VI. ADJOURNMENT