



**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:** October 19, 2022

**RE:** **Engineering Review #1 – ZBA 22-11**  
**The Hopewell**  
Use Variance – MRC Zone  
Block 133, Lot 14.01; 29 Fiddlers Creek Road

---

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

The following documents were received by the Township for review:

- A. Zoning Board Application, with Conceptual Review Checklist, required fees, escrow and authorization forms.
- B. Plan entitled “Use Variance Application, Proposed Boutique Hotel, “The Hopewell”, #29 Fiddlers Creek Road, Block 14.01, Lot 133, Sheet 12, Hopewell Township, Mercer County, New Jersey”, Prepared by Princeton Junction Engineering consisting of 5 sheets.
- C. Architectural Plan entitled “29 Fiddlers Creek Road”, Prepared by AFA, dated 9/23/2022, consisting of 12 sheets.
- D. Planning Report, Prepared by Latini & Gleitz.

#### **II. Completeness**

This application is a bifurcated zoning application and the applicant is only requesting a use variance at this time and will seek site plan approval at a later date. Accordingly, the applicant has submitted the Township’s Conceptual Review Checklist indicating that no waivers are requested for the use variance. After review of the submitted materials, I concur that no waivers are required. The application is complete and a hearing date for the use variance may be scheduled.

**III. Description**

The property in question is a 23.763 acre parcel located in the MRC Mountain Resource Conservation Zoning District. The property contains a 13.42 acre conservation easement. The property is served by an on-site septic system that is permitted as a NJPDES T-1 facility and a potable well. The property contains frontage on Fiddlers Creek Road.

The property is improved with a 6,600 square feet manor, a barn, a two-story structure containing two apartments, three (3) one-story structures with six (6) dwelling units and a gravel driveway providing access from Fiddlers Creek Road. The entire property presently has a total of 26 bedrooms. Although GIS mapping does not indicate wetlands on the property, the plan indicates that the existing pond is an isolated freshwater wetland. The property is located in the Delaware and Raritan Canal Commission jurisdiction with a portion of the lot within Zone A.

The applicant is seeking to convert the existing buildings into a boutique hotel with 27-rooms. The hotel will have amenities that include a dining room, gym, spa, pool, yoga studio, coffee bar & gift shop.

**IV. Zoning**

A. The property is located within the MRC Mountain Resource Conservation zoning district and required to meet Section 17-160 of the Ordinance. As a proposed boutique hotel, the non-residential standards under 17-160(g) [and which thus refers to 17-159(g)] govern. Although the applicant will seek site plan approval at a later date, 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 (ac)	15 ac.	23.763 acres	23.763 acres
Min. lot width (ft)	400 ft.	1,118.16'	1,118.16'
Min. lot depth (ft)	400 ft.	756.55'	756.55'
Min. front yard (ft)	100 ft.	54.7' (e)	No change (e)
Min. side yard (ft)	100 ft.	208.4'	208.4'
Min. rear yard (ft)	100 ft.	308'	308'
Max. Building Height (ft)	35 ft.	33.7'	33.7'
Max. lot coverage (%)	20 %	4.24%	5.58%

(e): Existing non-conformity  
 (V): Proposed 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 MRC Zoning District requirements for the minimum front yard setback. This is an existing non-conformity with no changes proposed.
- b. The applicant proposes to establish a boutique hotel on the site. Hotels are not a permitted use within the MRC zoning district, thus a use variance is required.

**V. Comments**

- A. The applicant shall provide testimony in support of the use variance and other potential variances that may be needed. This should include testimony regarding the positive and negative criteria.
- B. The zoning data within the plan compares existing and proposed conditions to the residential zoning standards of the MRC district. The zoning chart shall be revised and the conditions compared against the non-residential standards under 17-159(g) & 17-160(g). For example, the 6% limit for lot coverage is the residential zone standard and is thus not applicable. Additionally, the definition of lot area under 17-181 specifically states that easements are not to be included in lot area. Thus, the 13.42 acres of conservation easement should be removed from the lot coverage calculation.  
  
We have conferred with the Township Planner as to the appropriate use standard under 17-159(g), and believe the school, being a multi-building campus, is the closest in character and would be the best to apply.
- C. The parking layout proposes a total of 95 parking spaces, including 32 banked spaces. This suggests that additional uses, such as a restaurant, may be anticipated in the future. The applicant should testify if an additional use is driving the need for these banked spaces.
- D. The plan indicates that there is a proposed stormwater management area on the southwestern portion of the property. It is unclear how this reserved area will treat all motor vehicle surfaces and comply with all stormwater management regulations, including DRCC's Zone A standards. Testimony shall be provided to demonstrate that the reserved area is sufficient.
- E. The stormwater management area is on top of the existing water main connecting the well and pump house. Testimony shall be provided if there is any way to relocate the stormwater management area to avoid this conflict.
- F. The reserve septic area is on top of the existing water main connecting the well and pump house. Testimony shall be provided if there is any way to relocate the reserve septic area to avoid this conflict.

**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. Applicant shall obtain Preliminary & Final Site Plan Approval from the Board before any zoning or construction permits may be issued.



**HOPEWELL TOWNSHIP FIRE DISTRICT NO. 1**  
**Board of Fire Commissioners**  
MERCER COUNTY

201 Washington Crossing-Pennington Road  
Titusville, New Jersey 08560-1410

October 25, 2022

Jim Hutzelmann PE, PPE, CME  
Director of Community Development/Township Engineer  
Township of Hopewell  
201 Washington Crossing-Pennington Rd  
Titusville, NJ 08560-1410

VIA ELECTRONIC MAIL

RE: Block 133, Lot 14.01 – 29 Fiddlers Creek Rd, Titusville, NJ 08560  
The Hopewell - Use Variance & Bulk Variance  
Zoning Board Application

Dear Jim:

The Office of Fire Safety in conjunction with The Union Fire Company and Rescue Squad have reviewed the application documents and offer the follow comments for consideration by The Board.

The proposed use variance is for a “boutique hotel” on the property. The applicant first reached out to our office in August of 2022 to discuss a concept for the property and fire safety concerns. We have no objections to the proposed use change on the property. We are engaged in ongoing discussions with the applicant about fire protection systems, fire water and fire department access and continue to work with the applicant on the items listed below in preparation for site plan review.

1. Installation of fire sprinklers installed the NFPA-13 standard for commercial properties.
2. Fire Department draft site at the existing pond, with appropriate parking area for the fire apparatus access and use the pond.
3. Turning radius for the fire apparatus.
4. Fire apparatus access to the main and other buildings.

On behalf of the Union Fire Company & Rescue Squad and the Board of Fire Commissioners, I thank the applicant for their commitment to fire safety and look forward to the a successful project. Please feel free to contact me at any time directly at (609) 537-0212 with any questions that may arise.

Regards,

*Andrew J. Fosina, Jr*  
Andrew J. Fosina, Jr., BS, CFPS  
Fire Official – Hopewell Valley Bureau of Fire Safety

CC: Hopewell Township Board of Fire Commissioners  
Union Fire Company & Rescue Squad  
Matthew Martin – Chief of Emergency Services  
File

**TOWNSHIP OF HOPEWELL**

**MEMORANDUM**

**TO:** Zoning Board of Adjustment Members

**FROM:** Environmental Commission Members

**DATE:** October 26, 2022

**RE:** Case No. 22-11: **The Hopewell**  
Block 133, Lot 14.01; 29 Fiddler's Creek Road;  
MRC Zoning District  
Use & 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 October 25, 2022, members Andrew Plunkett, Jim Gambino, Mark Bean, Rex Parker, Vanessa Sandom, Paul Kinney, Nora Sirbaugh, and Mike Aucott reviewed and discussed the subject application together with Jim Hutzelmann.

We have no environmental concerns for the proposed project. However, we believe that if the use variance is granted, that the adjacent Lot 14.02 (the conserved lot) shall not be included in the lot coverage calculations.

Respectfully submitted: Jim Gambino, Secretary

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




## 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:** October 25, 2022

**RE:** **Engineering Review - SUPPLEMENTAL – ZBA 22-11**  
**The Hopewell**  
Use Variance – MRC Zone  
Block 133, Lot 14.01; 29 Fiddlers Creek Road

---

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

The following documents were received by the Township for review:

- A. Zoning Board Application, with Conceptual Review Checklist, required fees, escrow and authorization forms.
- B. Plan entitled “Use Variance Application, Proposed Boutique Hotel, “The Hopewell”, #29 Fiddlers Creek Road, Block 14.01, Lot 133, Sheet 12, Hopewell Township, Mercer County, New Jersey”, prepared by Princeton Junction Engineering consisting of 5 sheets.
- C. Architectural Plan entitled “29 Fiddlers Creek Road”, prepared by AFA, dated 9/23/2022, consisting of 12 sheets.
- D. Planning Report, prepared by Latini & Gleitz.
- E. Summary of Titusville Manor Aquifer Pumping Test, prepared by Uhl and Associates, dated October 3, 2022
- F. Traffic Impact Analysis Report prepared by Dolan & Dean, dated 9/22/2022.
- G. Sewage Disposal Soil Testing Report, prepared by Princeton Junction Engineering, dated July 15, 2022

#### **II. Additional Comments**

This memorandum is intended to supplement Engineering Review #1, dated October 19, 2022. Review of some supporting documentation submitted with the application has yielded additional comments.

- A. The traffic impact analysis discusses a future expansion including a full-service club and restaurant and that the parking requirement for ultimate site development is 97 spaces. The applicant should clarify whether the anticipated infrastructure

- improvements (such as parking, drives, sanitary, stormwater) are incorporated into the submitted conceptual site plan.
- B. The inclusion of a future commercial restaurant that is open to the public, rather than an amenity associated with the hotel, may constitute a second principal use. The applicant should provide testimony regarding this use and whether a second use variance is being sought at this time.
  - C. Sanitation at the site is currently provided by multiple on-site septic systems. The anticipated water demand calculated in the aquifer pump test report is approximately 5,610 gallons per day (gpd). The applicant has submitted soil test reports observed at the site that will presumably be used for design/alteration of a subsurface disposal system.

Septic discharges exceeding 2,000 gpd (whether as a single system or an aggregate of multiple systems) are regulated by the NJDEP under their NJPDES-DGW program. General permits for subsurface disposal systems constructed prior to 1990 may be issued as a T1 permit. The applicant shall provide testimony regarding whether the calculated sanitary flow is permitted under an existing T1 permit or whether a modification to the discharge permit is required.
  - D. The deed that created the 14.61 acres conservation easement in 2010 encumbered certain restrictions on that easement. The remaining 9.24 acres on the unrestricted residential envelope has language that appears contradictory, (e.g., sec. I.B “Grantor may repair, replace, remove, or expand any of the structures and accessories...” but section II.D would appear to prohibit new impervious coverage such as driveways and parking. The applicant’s attorney should provide testimony regarding the applicability of the deed language with the proposed improvements.
  - E. The applicant has prepared a Traffic Impact Analysis for the proposed site improvements. The analysis states that there should be no negative impacts to the current traffic conditions based on the proposed uses. A more in-depth analysis will be performed if the applicant submits a site plan for approval along with other circulation and parking improvements.



# TOWNSHIP of HOPEWELL

## MEMORANDUM

TO: Hopewell Township Zoning Board

FROM: Glen Belnay, Ph. D, PP, AICP, CEP  
Part-Time Registered Environmental Health Specialist

DATE: October 26, 2022

SUBJECT: The Hopewell – Case #22-11  
Block 133, Lot 14.01 - 29 Fiddlers Creek Road

---

The applicants, Matthew and Margo Stern, propose a 27 room boutique hotel with an on-site dining room, gym, spa, pool, yoga studio, coffee bar and gift shop within the existing buildings located at 29 Fiddlers Creek Road. The Zoning Board is currently hearing the use variance request of a bifurcated application.

The applicant's consulting hydrogeologist UHL & Associates Inc. of Lambertville, NJ conducted an Aquifer test, approved by the Hopewell Township Health Department between 9/26/22-9/28/22, which found well yield significantly greater than the projected demand for the proposed project, with no impact on water levels in observation wells both on-site and off-site of the project. The Health Department suggests that the Board consider having the Township's consulting professional geologist review the findings of the Aquifer test to assure compliance with Township requirements and the ability of the site to support the proposed use.

Soil testing for an on-site wastewater disposal system was completed by Princeton Junction Engineering, P.C. from 7/13/22 -7/15/2022. Suitable locations for a conforming on-site septic system were found. Given the anticipated daily water demand of 5,610 gallons per day for the proposed facility, the NJDEP will be the approving agency for the wastewater disposal system, should the application proceed to site plan approval.

The Hopewell Township Health Department will work with the applicant as the proposed project moves through the planning process and to assure compliance with relevant regulations for the retail food operation, recreational bathing, and spa operations.



# TOWNSHIP OF HOPEWELL

HISTORIC PRESERVATION COMMISSION  
201 WASHINGTON CROSSING-PENNINGTON ROAD  
TITUSVILLE, NEW JERSEY 08560-1410

609-737-0605

October 31, 2022

Mayor Courtney Peters-Manning  
Eric Hatke, Chair Hopewell Township Zoning Board of Adjustment  
201 Washington Crossing Pennington Rd.  
Titusville, NJ 08560  
(via email to Amanda Bregenzer, HT Community Dev. Secretary, for distribution)

Dear Mayor Peters-Manning and Mr. Hatke

Last week, the Hopewell Township Historic Preservation Commission discussed the use and bulk variance application for the historic Hollystone manor (also known as the Titus/Chambers farmstead) to be converted to a 26-room boutique hotel, gym, spa, etc. I am writing to you because HTHPC Chair Max Hayden has recused himself from discussion of the property citing a conflict, but the Commission wants to make its opinion clear.

Hollystone is not an officially designated landmark in Hopewell Township; that is not for lack of importance, rather for lack of interest in designating it by the former owner. In fact, it is one of the most important historic sites in Hopewell Township.

Hollystone was built by the Titus family, who were among the first settlers of Hopewell Township around 1700. The Tituses had come to the new world in 1635 (on the good ship “Hopewell”!) and were the first to be excommunicated from the Plymouth colony – apparently for housing Quakers. They moved to Long Island and were among a number of families who emigrated from Long Island to Hopewell in the early 18<sup>th</sup> century. With the other families, the Tituses settled in eastern Hopewell Valley. Joseph Titus, who was born in 1721, was one of the first to move from that area down to the river.

By the time Joseph died in 1797, he owned 293 acres around the Hollystone farmstead. The oldest part of the house – now the dining and living rooms - was built circa 1770. The grand manor addition has a plaque on the side that indicates it was built in 1819. The great room addition to the east is circa 1840 and the kitchen and pantry west addition was built in the 20<sup>th</sup> century. The site also contains a beautiful 19<sup>th</sup> century stone bank barn. Per the 2003 Hopewell Township Cultural Resource survey funded by NJSHPO, the manor house and barn are eligible for the national register (as well as state and local) under its association with Joseph Titus and the Titus family generally, for the architecture of the house and barn, and noting its high visibility on Fiddlers Creek Road.

MAXIMILLIAN HAYDEN-CHAIR, AMIE RUKENSTEIN-VICE CHAIR,  
TRACY VOGLER-SECRETARY, BONITA GRANT, ANITA CRANE, JULIE BLAKE, ROBERT WARZNAK  
KEVIN KUCHINSKI, TOWNSHIP COMMITTEE LIASON

It was from this grand estate that the Titus family built the local empire that became Titusville Village. The Tituses were owners of the Sand Gully fishery on the river, several mills, and a brick yard. They intermarried with the Harts, the Phillips, the Wellings, and all the other old families of Hopewell. Joseph's son, Urial, was a member of the Hunterdon militia during the Revolutionary War and, when the war was over, he laid the foundations of his family's legacy. The story of Titusville is much too long for this brief narrative, but suffice to say: from their successful farmstead on Fiddlers Creek Road, Urial and his son, Joseph A. Titus, had the foresight, resources, and acumen to develop Titusville Village and to catalyze the development of both the canal and the railroad along the river, which were integral to the success of Titusville and the Pleasant Valley farming district (which is a nationally-recognized historic district).

All of this is to say that, although the Historic Preservation Commission has no authority to require a Certificate of Appropriateness for Hollystone, we would be very appreciative if the Zoning Board, should it decide to allow the variances, would please make a requirement that the owners agree to the HTHPC's nomination of the property for local, state, and national recognition. We also would appreciate you requiring them to consult with the Commission on any renovations that materially impact the integrity of the structures, particularly with regard to protecting the historic view shed of the property from Fiddlers Creek and the barn, maintaining intrinsic architectural features such as window fenestration, exterior millwork/architectural detailing, chimney and the like on the exterior, and being respectful of historic interior architectural features as well.

If you have any questions or require further information, please do not hesitate to contact me at [amie@rukenstein.com](mailto:amie@rukenstein.com) or by phone at 609.203.3237.

Very truly yours,

A handwritten signature in black ink, appearing to read 'AR', enclosed within a circular scribble.

Amie Rukenstein  
Vice Chair

**From:** [Amanda Bregenzer](#)  
**To:** [Amanda Bregenzer](#)  
**Subject:** Fwd: Saladino Easement  
**Date:** Wednesday, November 16, 2022 12:55:33 PM  
**Attachments:** [image001.png](#)

---

----- Forwarded message -----

From: **Snyder, Maude [DEP]** <[Maude.Snyder@dep.nj.gov](mailto:Maude.Snyder@dep.nj.gov)>  
Date: Wed, Nov 16, 2022 at 9:33 AM  
Subject: Saladino Easement  
To: Lisa Wolff <[lwoff@fohvos.org](mailto:lwoff@fohvos.org)>  
Cc: Jones, Renee [DEP] <[Renee.Jones@dep.nj.gov](mailto:Renee.Jones@dep.nj.gov)>

Hello Lisa,

I reviewed the Saladino easement, the funding project agreement and appraiser's certification to be sure there was nothing in the archived file that restricted the use of the non-severable residential exception area. From everything I saw, there is no restriction other than it's being a non-severable exception. And this is the case despite the confusing deed language under I. Purpose, paragraph B. that says the "Residential Envelope"... "may be used for residential and agricultural purposes." Therefore Green Acres has no comment on the use of the residential exception for a Bed & Breakfast/Boutique Hotel.

Please note that the conservation easement "for the exclusive purpose of assuring that the open space character and natural resource values of the Property ("Conservation Values") will be conserved and maintained forever and that uses of the Property that are inconsistent with these Conservation Values will be prevented or corrected". We will view the use of the eased area for Bed & Breakfast/Boutique Hotel purposes and/or special events (weddings) to be a violation of this conservation easement, possibly resulting in a diversion. Such prohibited uses may include tents, open air dining and parking. Any use of the eased area that isn't clearly conservation or agricultural in nature, will require the pre-approval of Green Acres.

Thank you for being in touch on this issue.

Maude

**Maude Snyder, Compliance Officer**

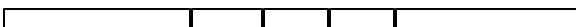
**Office of Transactions and Public Land Administration**

New Jersey Department of Environmental Protection

401 E. State St. | Trenton, N.J. 08625

t: 609-913-6660

f: 609-984-3488



**TOWNSHIP OF HOPEWELL**

**MEMORANDUM**

**TO:** Zoning Board of Adjustment Members

**FROM:** Environmental Commission Members

**DATE:** November 18, 2022

**RE:** Case No. 22-11: **The Hopewell - Review Memo #2**  
Block 133, Lot 14.01; 29 Fiddler's Creek Road;  
MRC Zoning District  
Use & 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 November 15, 2022, members Andrew Plunkett, Mark Bean, Jim Gambino, Vanessa Sandom, Rex Parker, Nora Sirbaugh, and Paul Kinney, reviewed and discussed the subject application for a second time together with Jim Hutzelmann.

We understand this site is adjacent to the Fiddler's Creek and Baldpate Mountain Preserves. We believe that there will be a more intense use of this property if it is converted to a hotel, and that the intensity of activities will have adverse environmental effects and decrease the ecological integrity in the area due to increased lighting, sound, and increased traffic.

It has been scientifically established that bird and insect populations are particularly sensitive to outdoor lighting at night. Furthermore, this region is a recognized site by the Audubon Society for species of concern.

Benefits to approving this project are that it would showcase a type of sustainable development, have a potential for environmental education for hotel guests due to its proximity to preserved areas, and the potential for collaboration with regional environmental organizations.

Please consider our comments during your review.

Respectfully submitted: Jim Gambino, Secretary

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