



TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road
Titusville, New Jersey 08560-1410
Phone 609.737.0605 Ext. 6280

GENERAL INSTRUCTIONS

FOR SUBMISSION OF: PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT APPLICATIONS

I. GENERAL

- A. A Corporation or Partnership is required to be represented by an attorney.
- B. The following types of applications shall be referred to the Zoning Board of Adjustment:
 - 1. Appeals from a Decision of the Zoning Officer and Land Use and Development Ordinance Interpretations;
 - 2. Hardship or Bulk Zoning (“c”) Variances related to a single- or two-family dwelling;
 - 3. Use Variances and other “d” variances whether or not a Subdivision or Site Plan is also involved. When a Subdivision or Site Plan is involved, the applicant may submit it simultaneously with the Use Variance Application, or wait until after the variance is decided.
- C. The following types of applications shall be referred to the Planning Board:
 - 1. Conceptual Reviews of proposed Subdivisions and/or Site Plans not requiring “d” variances;
 - 2. Conditional Use Permit Applications;
 - 3. Minor and Major Subdivision and Site Plan applications, unless the applicant is also seeking a Use or “d” Variance;
 - 4. Hardship or bulk (“C”) Variances when submitted in connection with Subdivision or Site Plan application.
- D. Submission #1: ONE (1) HARD COPY SET AND ONE (1) PDF SET of the following forms must be completed and submitted to the Planning and Zoning Office, together with the required fees, plans and supplemental documents in order to be considered for Completeness and placement on a Board agenda:
 - 1. Planning Board and Zoning Board Application
 - 2. Completed Submission Checklist and Design Waivers Request Form
 - 3. W-9 Form to set up escrow account for professional review fees
 - 4. Escrow Agreement to set up escrow account
 - 5. Proof of Payment of Taxes (from Township Tax Collector’s Office – request using attached form)
 - 6. Signed Consent to Entry
 - 7. Certified List of Property Owners within 200’ of the Site (from Township Tax Assessor’s Office – request using attached form)

8. Completed Application Fee and Escrow Fee Calculation Form and payment of required fees in separate checks for Application Fees and Escrow Fees
9. Copy of Notice of Hearing given to property owners within 200' (see sample notice)

The foregoing items will be reviewed for completeness by the Planning and Zoning Office. If the application is found Incomplete, additional submissions will be required until the application is deemed complete. You will be contacted when the application has been deemed complete (within 45 days of submission of the items) and a hearing date assigned.

- E. Submission #2: After the application has been deemed Complete and a Hearing Date assigned, Applicant shall provide the required number of copies of documents as indicated in the applicable Checklist at least 10 days prior to the hearing. If revisions were made, please submit a new pdf as well to the following to the Planning and Zoning Office.
- F. Submission #3: at least three (3) days prior to the meeting:
 1. Submit a copy of Notice of Hearing and white certified mail receipts stamped by the post office indicating date mailed OR notarized proof of personal service (signatures) if notice was served in person (see more on Notices below) to the Planning and Zoning Office; and
 2. Proof of Publication in Newspaper (obtain affidavit from newspaper company).
- G. Submission #4: Compliance Items.
 1. If your application is approved by the Board, there will likely be either additional or revised items which will need to be submitted to the Planning and Zoning Office. These items will be listed in the Resolution of Approval which the Board will adopt at the next regularly scheduled hearing (you do not have to be present for this adoption).
 2. You will be sent the Resolution of Approval and other applicable items which will itemize any required supplemental submission items. These items must be submitted and found satisfactory before any required Zoning or Building permits will be issued.
 3. Submit one (1) copy of required items to the Planning and Zoning Office, as well as a pdf of all submitted documents, for review.

II. **BOARD MEETING DATES**

(Held in Auditorium of Municipal Building or via ZOOM) *See attached meeting schedule.*

Hearing dates will be assigned when the application has been deemed Complete.

(Completeness determinations are made within 45 calendar days of submission of applications)

III. **NOTICE OF HEARING**

The applicant is responsible for giving official written notice of the hearing. Notice must be given (both to neighbors and by newspaper advertisement to the general public) at least 10 days before the scheduled Board hearing date.

Notice should not be given until the application is deemed complete and a hearing date officially assigned.

Required and suggested steps in the noticing process:

1. Obtain a Certified List of property owners and interested agencies who require notice of the application’s hearing date from the Township Tax Assessor. Complete and submit the attached “Request for Certified List” form to the Township Tax Assessor, together with a \$10 processing fee. The list will be sent to you when complete.
2. Prepare a notice for the hearing, using the attached “Sample Notice.”
3. No less than 10 calendar days before the scheduled Board hearing, send the prepared notice to the parties on the Certified List. Send the notice via U.S. Postal Service Certified Mail. You must write the recipient’s address on the white receipts before they are stamped by the Post Office. The Post Office will not write addresses for you. The Post Office will stamp the white receipts with the mailing date, which must be at least 10 days prior to the hearing.



Certified Mail Receipt

4. Bring the stamped white receipts to the Planning and Zoning Office no less than 3 days prior to the hearing.
5. If you do not want to mail the notices, the law permits that they may be served in person upon the surrounding property owners on the Certified List, however some parties on the Certified List, such as utilities, will have to be noticed via mail.
6. If you serve the notice in-person on surrounding property owners, you must obtain a signature from the property owner indicating that the notice was received. The signatures must be notarized by a Notary Public using the “Proof of Service” form (see attached). The notarized Proof of Service must be delivered to the Planning and Zoning Office no less than 3 days prior to the scheduled Board Hearing date.
7. It is also the applicant’s responsibility to publish a notice of the hearing in one of the official newspaper of the Board: the Hopewell Valley News, The Times of Trenton or The Trentonian, at least 10 days before the meeting and provide an affidavit of publication (provided to you by the newspaper) to the Planning and Zoning Office 3 days prior to the hearing date. The Trenton Times and Trentonian have a 3-day lead time to publication, and the Hopewell Valley News has a longer lead time, please be sure to plan ahead for proper publication in the newspaper:

Hopewell Valley News (weekly paper) -- lead time: newspaper published on Fridays – deadline is the prior Tuesday, no later than 10 a.m.

legalnotices@centraljersey.com

Trenton Times (daily paper) – lead time: 3 business days before desired publication date
legalads@njtimes.com

Trentonian (daily paper) – lead time: 3 business days before desired publication date
publicnotices@trentonian.com

8. At least three days prior to the hearing, the applicant must present to the Planning and Zoning Office a copy of the notice of the hearing, a copy of the certified list and certified mail receipts, an affidavit of newspaper publication (provided by the newspaper) and if applicable, an affidavit of service (notarized Proof of Service) of the notice to adjacent property owners. This will be required particularly if the notices were served in person.
9. If during the Board’s proceedings a hearing is carried to a future date, the Board may request that all property owners within 200 feet be noticed of the new hearing date by regular mail.

IV. **SUBMISSION OF DOCUMENTS**

A. Submissions

- All documents for Board review shall be submitted directly to the Planning and Zoning Office for distribution to the various Board consultants and Departments for review. There will be no review of documents submitted directly to the Board consultants or Departments.
- Revised documents shall be accompanied by a letter of transmittal identifying, in detail, all revisions made to the documents submitted, including revisions made which were not requested by Township representatives.
- Complete sets of all revised documents shall be submitted. Piecemeal submission of revised items will delay review of the application. Even when only portions of documents have been revised, the entire set of documents shall be re-dated for resubmission and the entire set of documents resubmitted. When documents are related (e.g., drainage calculations and grading, drainage and soil erosion plans), all accompanying documents shall be re-dated to bear a common date of revision and complete sets resubmitted.
- When an application is in the process of being heard by the Board and revisions or additional documentation is requested by the Board, all revised documents must be submitted at least 10 calendar days prior to the next scheduled hearing date for that application in order for the revisions to be considered by the Board.
- **Any exhibit that is to be entered into evidence and marked as an exhibit must be free-mounted so that it can be folded after the hearing AND a PDF shall be provided. All exhibits entered into evidence during the Board hearing will be retained by the Board Secretary.**

B. Resolution Compliance Review

If the application is approved, and revisions or supplemental documents are required, one (1) copy of all revised documentation, meeting all conditions of the resolution of approval, may be submitted to the Planning and Zoning Office for further distribution and review. All documents shall be accompanied by a letter of transmittal identifying, in detail, all revisions made to the documents submitted, including revisions made which were not requested by Township representatives.

C. Submission of Plans for Signature

After plans have been approved by the Planning and Zoning Office for Board signature, one (1) complete hard copy set of plans, signed and sealed by the plan preparer, **plus one (1) PDF set** shall be submitted to the Planning and Zoning Office. In addition, one (1) hard copy **and a PDF** of all other documentation (e.g., hydraulic calculations, environmental impact reports, traffic study), which have been revised and approved shall be submitted to the Planning and Zoning Office. If the applicant requires a set of signed plans, then two (2) sets shall be submitted for signature.

All plans submitted for signature shall be signed by all other agencies such as the County Planning Board prior to signature by the Township Planning or Zoning Board. **Two (2) hard copies and a PDF of the recorded Filed Map** shall be provided to the Planning and Zoning Office.

V. **APPROVALS BY OTHER AGENCIES**

The applicant shall be solely responsible for securing all approvals from any and all other Federal, State or County agencies. When known, the Board may require, as a condition of approval, the applicant to secure approvals from various agencies. Mercer County Planning Board approval is required of all applications for Site Plan or Subdivision approval



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PLANNING BOARD & ZONING BOARD APPLICATION

Date:			
Block:	Lot:	Zoning District:	Tax Map Sheet:
Work Site Location / Address:			
Project Name:			
Property Owner Name:			
Property Owner's Address:			
Property Owner's Phone Number:			
<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:			
Applicant's Address:			
Applicant's Phone Number:			
Applicant's Email: <i>(correspondence will be emailed unless otherwise requested)</i>			
Contact or Agent's Name (this is the primary point of contact for the application):			
Contact or Agent's Address:			
Contact or Agent's Phone Number:			
Contact or Agent's Email: <i>(correspondence will be emailed unless otherwise requested)</i>			
<i>I do hereby consent to the filing of this application and appoint _____ to perform all duties as may be required to prosecute this application before the Hopewell Township Planning/Zoning Board. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by Hopewell Township with regard to this matter.</i> Applicant's Signature: _____			
<i>I do hereby accept the responsibilities as agent for this application.</i> Contact or Agent's Signature: _____			
Name of Preparer of Plans:			
Preparer of Plans Address:			
Preparer of Plans Phone Number:			
Preparer of Plans Email:			

Architect's Name:
Architect's Address:
Architect's Phone Number:
Architect's Email:

Attorney's Name:
Address:
Phone Number:
Email:

Application Type (check all that apply):

- Appeal of decision of Zoning Officer (Zoning Board only)
- Concept Review with Board (Planning Board only)
- Conditional Use Permit (Planning Board only)
- Extension of time (specify)
- Final Major Subdivision (total lots = _____)
- Final Site Plan (_____ SF of proposed improvements & number of dwelling units _____)
- General Development Plan (Planning Board only)
- Minor Subdivision (total lots = _____)
- Plan resubmittal due to incompleteness determination
- Preliminary Major Subdivision – 10 or fewer lots (total lots = _____)
- Preliminary Major Subdivision – more than 10 lots (total lots = _____)
- Preliminary Site Plan – >10ac. and/or >10 dwelling units (_____ SF of proposed improvements & number of dwelling units _____)
- Preliminary Site Plan – 10 ac. or less and 10 du or less (_____ SF of proposed improvements & number of dwelling units _____)
- Request for Interpretation of Zoning Ordinance (Zoning Board only)
- Site Plan Amendment
- Site Plan Waiver
- Technical Review with Professionals
- Variance – bulk or “c”
- Variance – use or other “d” (specify which) (Zoning Board only)
- Other (specify)

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

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

<i>Ordinance Section Citation</i>	<i>Description of variance requested and reason / justification for the request.</i>

Building / Project Information:

	Existing	Proposed	Total
Building Height			
Building Stories			
Acc. Building Height			
Acc. Building Stories			
Building Coverage			
Floor Area			
Floor Area Ratio			--
Residential sq. ft.			--
Retail sq. ft.			--
Office sq. ft.			--
Industrial sq. ft.			--
Parking sq. ft.			--
Other (specify) sq. ft.			--
Dwelling units			
Affordable Units			
Bedroom Count			
Studio			--
1 Bedroom			--
2 Bedroom			--
3 Bedroom			--
4+ Bedroom			--
Parking Spaces			
Bike Storage			
Tree Count			
Shade Tree Count			
Employee Count			

**TOWNSHIP OF HOPEWELL
PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT
APPLICATION AND ESCROW FEE CALCULATION FORM**

Circle all application fees that apply and total at the end of the form. Provide a calculation of escrow in the right column and total at the end of the form. Required fees are from the fee ordinances adopted at Chapters 10-7.1 and 10-13.1 respectively. In the event the escrow amount is depleted, no further action will be taken until such time as an additional amount is deposited as determined by the Township.

Separate checks are required for the application fee and escrow fee.

Application Type	Application Fee (circle all that apply)	Escrow Fee	Escrow Calculation
10-13.1 Application to Zoning Board			
a. Appeal of Decision of Zoning Officer	\$100.00	\$750.00. Where the board of adjustment reverses the decision of the zoning officer, five hundred (\$500.00) dollars of the above cited escrow will be refunded to the applicant.	
b. Interpretation of Zoning Ordinance	\$100.00	\$600.00	
c. Bulk Variance/Hardship Variance			
Residential	\$100.00	\$750.00	
Nonresidential	\$200.00	\$1,000.00	
d. Use variance (or other "d" variance)			
Residential – applications in residential zones	\$250.00	\$1,000.00	
Nonresidential – application in other than residential zones or for other than residential uses.	\$500.00	\$1,500.00	
TOTAL FEES : (See also fees in 10.-7.1 below if you are submitting a site plan or subdivision application)			

Exemption from Application Fee and/or Escrow Amount. (§10-13.1.e)

1. All charitable, philanthropic, fraternal and religious nonprofit organizations shall be exempt from the payment of application fees and escrow amounts as required by this section, provided that:
 - (a) The nonprofit organization holds a tax exempt status under the Federal Internal Revenue Code of 1954 (26 U.S.C. Sections SOI(c) or (d)); and
 - (b) The nonprofit organization is submitting a development application for a minor or major subdivision which shall preserve open space or farmland, and shall not create any new buildable lots.
2. The board of education shall be exempt from the payment of application fees as required by this section.

3. Disabled persons, or a parent or sibling of a disabled person, shall be exempt from the payment of application fees as required by this section, provided that the application relates to development which promotes accessibility to the disabled person's own living unit.

10-7.1 Application Fees and Escrow for Review.

Applicant shall be responsible for payment of an application fee as set forth below together with deposit of a separate escrow amount to cover the cost of all reasonable and necessary professional fees related to review of applications for development. For any and all applications, the minimum escrow amount shall be five hundred (\$500.00) dollars.

Fee Exemptions: Disabled persons, or a parent or sibling of a disabled person, shall be exempt from the payment of application fees as required by this section, provided that the application relates to development which promotes accessibility to the disabled person's own living unit.

Application Type	Application Fee (circle all that apply)	Escrow Fee	Escrow Calculation
a. Minor subdivision			
1. Up to three lots (including original lot)	\$250.00	\$950.00 per lot	
2. Resubmittal of application due to being deemed incomplete	\$150.00	\$1,000.00	
3. 160-day extension request for signature of plans	\$35.00	None	
4. Amendment or extension of minor subdivision approval	\$150.00	\$850.00	
5. Conceptual review	\$150.00	\$1,500.00	
b. Site Plan Review			
1. Preliminary plan – nonresidential	\$400.00	\$1,200.00 plus \$3.00 per 100 s.f. of improvements up to 1M s.f.	
If more than 1,000,000 s.f.	\$700.00	\$850.00 plus \$2.00 per 100 s.f. of improvements thereafter	
2. Final plan – nonresidential	\$300.00	\$850.00 plus \$3.00 per 100 s.f. of improvements up to 1M s.f.	
If more than 1,000,000 s.f.	\$600.00	\$600.00 plus \$1.00 per 100 s.f. of improvements thereafter	
3. Preliminary plan – residential	\$300.00	\$600.00 plus \$50.00 per unit	
4. Final plan – residential	\$250.00	\$600.00 plus \$50.00 per unit	
5. Resubmittal of preliminary or final application due to being incomplete – nonresidential	\$200.00	\$600.00 plus \$2.50 per 100 s.f. of improvements up to 1M s.f.	
If more than 1,000,000 s.f.	\$350.00	\$600.00 plus \$0.50 per 100 s.f. of improvements thereafter	
6. Resubmittal of preliminary or final application due to being incomplete – residential	\$200.00	\$600.00 plus \$10.00 per unit	

Application Type	Application Fee (circle all that apply)	Escrow Fee	Escrow Calculation
7. Conceptual or Technical review	\$250.00	\$2,000.00 up to 100,000 s.f. of improvements	
If more than 100,000 s.f.	\$350.00	\$7,500.00 up to 1M s.f. of improvements	
If more than 1,000,000 s.f.	\$600.00	\$10,000 over 1,000,000 s.f. of improvements	
8. Amendment or revalidation of preliminary or final site plan – nonresidential	\$250.00	\$850.00 plus \$3.00 per 100 s.f. of improvements up to 1M s.f.	
If more than 1,000,000 s.f.	\$300.00	\$600.00 plus \$1.00 per 100 s.f. of improvements thereafter	
9. Amendment or revalidation of preliminary or final site plan – residential	\$250.00	\$600.00 plus \$10.00 per unit	
10. Waiver of site plan approval	\$200.00	\$1,500.00	
11. 180-day extension for signature of plans	\$35.00	None	
12. Extension request for signature of plans following expiration of initial 180-day extension	\$150.00	\$400.00	
13. Extension of vesting period approvals	\$200.00	\$850.00	
c. Major Subdivision			
1. Preliminary plan (with inclusion of original lot)	\$450.00 plus \$10.00 per lot	\$1,500.00 plus \$100.00 per lot	
2. Final plat (with inclusion of original lot)	\$350.00 plus \$10.00 per lot	\$1,200.00 plus \$75.00 per lot	
3. Resubmittal of application for preliminary or final due to being incomplete	\$200.00	\$850.00 plus \$50.00 per lot	
4. Conceptual review	\$300.00	\$1,800.00 plus \$50.00 per lot	
5. Amendment or revalidation of preliminary or final subdivision	\$250.00	\$1,000.00 plus \$50.00 per lot	
6. 180-day extension for signature of plans	\$35.00	None	
7. Extension request for signature of plans following expiration of initial 180-day extension	\$150.00	\$400.00	
8. Extension of vesting period approvals	\$200.00	\$850.00	
9. Conditional Use Permit	\$200.00	\$1,500.00	
10. General Development Plan or amendment	\$750.00	\$7,500.00	
e. Site plan application fees and escrows for communications and wireless telecom towers, antennas, facilities and equipment as follows:			
1. If no new tower is proposed:	\$5,000.00	\$10,000.00	
2. If a new tower is proposed:	\$10,000.00	\$20,000.00	

Application Type	Application Fee (circle all that apply)	Escrow Fee	Escrow Calculation
f. Hydrogeologic Report Review			
1. Residential subdivisions and site plans	None	\$2,000.00 for first lot or dwelling unit and \$200.00 for each additional lot or unit. Fee does not apply to existing units to remain.	Note: A separate check is required for this fee because it will go to the Health Dept.
2. Nonresidential subdivisions and site plans	None	\$2,000.00 for first 1,000 gallons of average daily demand and \$200.00 for each additional 1,000 gallons of average daily demand.	Note: A separate check is required for this fee because it will go to the Health Dept.
g. Development application fees, escrows, stream corridor permit fees and appeal fees for development or disturbance in stream corridors shall be as follows:			
1. For all uses, a development application fee of \$150.00.	\$150.00	\$150.00 for every 100 s.f. of development or disturbance as defined in Chapter XVII, Article X, Section 17-181.	
2. The fee for an appeal to the Zoning Board from the decision of the administrative officer regarding a stream corridor permit shall be \$500.00. Where the Zoning Board reverses the decision of the administrative officer, the \$500.00 appeal fee will be refunded to the applicant.	\$500.00		
h. Stormwater reviews for any major development	\$500.00 PLUS \$2.00 for every 100 s.f. of disturbance in excess of one acre		
TOTAL FEES :			

Important:

Attach this form to the front of checklist when filing application and initial here: _____

TOWNSHIP OF HOPEWELL

**INSTRUCTIONS FOR COMPLETION OF SUBMISSION
CHECKLISTS**

1. The checklist shall be completed by the applicant or its authorized representative and submitted with the application. This checklist shall be used in determining completeness or incompleteness of the application pursuant Hopewell Township's Land Use and Development Ordinance. The applicant is advised that failure to provide all data required on this checklist or failure to apply for the appropriate submission waivers will render the application incomplete.
2. Incomplete applications will not be deemed complete or scheduled for a hearing date.
3. Applicant to complete columns labeled Submitted and Waiver Requested only. Right column for Township Use Only.
4. All checklist items are considered applicable by the Board. Where the Applicant considers an item not applicable (N/A), the applicant shall request a waiver "W" for the item and complete the Checklist Submission Waiver and Design Waiver Request Form with a detailed explanation for the waiver request. Any item designated as "Not Applicable" (N/A) shall not be recognized by the Board and the item(s) shall be considered incomplete, if not provided.
5. All references to chapters, sections, subsections, etc. refer to the Revised General Ordinances of the Township of Hopewell, latest revision, unless otherwise noted. For submission purposes, where a conflict in references occurs, the most restrictive shall apply.
6. All design waivers are to be requested in writing and listed on the Checklist Submission Waiver and Design Waiver Request Form. Design waivers will be acted upon by the Board.

TOWNSHIP OF HOPEWELL

CHECKLIST SUBMISSION AND DESIGN WAIVERS REQUEST FORM

Date:	
Block:	Lot:
Property Address:	
Name of Project:	
Name of Applicant:	

This form is an integral part of any development checklist submitted to the Township of Hopewell wherein waivers from design standards or submission waivers from application checklist items are requested. This form must be completed for all requested waivers and submitted with the application in order for the application to be considered complete. It is the applicant's responsibility to complete this form in order for proper consideration to be given to the request. Adequate documentation and support data shall be provided with the request in order for the Township to determine the appropriateness of the request. Where technical references or support data are given, the request form shall be signed and sealed by the appropriate professional. Attach additional sheets as necessary.

Checklist Item or Design Standard Reference	Explanation and Support Data for Waiver Request	<i>Township Use Only Approved (A) Denied (D)</i>



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LIST OF MEETING DATES for 2022

PLANNING BOARD 4th THURSDAY OF THE MONTH

ZOOM MEETING TIME - 7:00 P.M.

(AT SUCH TIME THAT THE TOWNSHIP RETURNS TO AUDITORIUM MEETINGS INSIDE THE MUNICIPAL BUILDING, MEETING TIME WILL BE 7:00 P.M.)

January 27, 2022
February 24, 2022
March 24, 2022
April 28, 2022
May 26, 2022
June 23, 2022
July 28, 2022
August 25, 2022
September 22, 2022
October 27, 2022
November 17, 2022 (3rd Thursday)
December 8, 2022 (2nd Thursday)

ZONING BOARD OF ADJUSTMENT 1ST WEDNESDAY OF THE MONTH

ZOOM MEETING TIME - 7:00 P.M.

(AT SUCH TIME THAT THE TOWNSHIP RETURNS TO AUDITORIUM MEETINGS INSIDE THE MUNICIPAL BUILDING, MEETING TIME WILL BE 7:00 P.M.)

January 5, 2022
February 2, 2022
March 2, 2022
April 6, 2022
May 4, 2022
June 1, 2022
July 6, 2022
August 3, 2022
September 7, 2022
October 12, 2022 (2ND Wednesday)
November 2, 2022
December 7, 2022 (2ND Wednesday)



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PLANNING BOARD / ZONING BOARD OF ADJUSTMENT APPLICATION TIMELINE AND ROUTING SHEET

FOR TOWNSHIP USE ONLY:		
Application Number:	Time Received:	Date Received:
Fee Receipt No.:	Initials:	
Referred to:	<input type="checkbox"/> Planning Board	<input type="checkbox"/> Zoning Board
Distribution:	Date Application Distributed:	Date Comments Received:
Board Engineer		
Board Planner		
Other Board Professional		
Fire Commissioners		
Health Dept.		
Environmental Commission		
Historic Preservation Commission		
Completeness Determination Date:		
Hearing Date:		
Date Approved or Denied:		
<u>Conditions of Approval:</u>		
<input type="checkbox"/> None <input type="checkbox"/> Noted in Resolution <input type="checkbox"/> Attached <input type="checkbox"/>		



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PLANNING BOARD/ZONING BOARD ESCROW AGREEMENT

THIS AGREEMENT MADE THIS _____ day of _____ 20__ between:

NAME: _____

ADDRESS: _____

BLOCK: _____ LOT: _____

TYPE OF APPLICATION: _____

Hereinafter called “Applicant”

And

The Township of Hopewell, in the County of Mercer, a municipal corporation of the State of New Jersey, hereinafter called “Township”

WITNESSETH

That the Application has submitted a development application to the Townships Planning Board/Zoning Board for consideration in accordance with the New Jersey Municipal Land Use Law and the Hopewell Township Land Use and Development Ordinance and Applicant hereby covenant and agrees as follows:

1. Applicant agrees to pay all costs related to the Township’s review and administration of proposed application with said costs including but not limited to:
 - a. Conceptual review by the Application Review Committee (ARC), which entails professional consultant cost for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
 - b. Full application professional review by the Township’s ARC and Planning/Zoning Board, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
2. Applicant understands and agrees to pay all costs as set forth above from the date of initial application submission through the Township’s signature of approved plans which shall include any costs for extensions and revalidations.

3. Applicant understands and agrees to deposit with the Township's Planning Office/Zoning Office an initial application filing fee in accordance with Chapter X section 10-7 of the Township's Fees and Permits Ordinance upon submission of the application.
4. Applicant understand and agrees that the Township will withdraw from said deposit to cover costs as set forth in section 1 above.
5. Applicant understands and agrees to pay WITHIN TEN BUSINESS DAYS of receipt of the Township's statement/billing all additional costs as may be incurred and billed to the applicant by the Township relative to the review and administration of the application even if the costs of said review and administration exceed the initial filing fee deposit.
6. Applicant understands and agrees that in the event Applicant fails to pay a billed amount the Township may discontinue Planning Board/ Zoning Board review and consideration on said application or if Planning Board/ Zoning Board approval has been previously given Township may deny issuance of a construction permit and/or certificate of occupancy or if permit has been previously issued Township may initiate a Stop Work Order.
7. Township agrees to refund to Applicant any sum deposited with Township for review and administration of the application and neither spent nor needed by Township. A refund will be issued by the Township following completion of the Township's review and administration of the application.
8. APPLICANT AGREES AND UNDERSTANDS THAT IT IS INCUMBENT ON APPLICANT TO PERIODICALLY MONITOR THE STATUS OF SAID ESCROW ACCOUNT, APPLICANT AGREES AND UNDERSTANDS THAT RESPONSIBILITY TO PAY ALL ESCROW CHARGES IS THE APPLICANT'S EVEN IF APPLICANT SELLS OR CONVEYS SAID PROPERTY CITED ABOVE TO ANOTHER PARTY.

 Applicant's Name (Printed)

 Applicant's Signature

 Date

 Administrative Officer

 Date



TOWNSHIP OF HOPEWELL

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

CONSENT TO ENTRY

The undersigned property owner hereby gives consent to entry onto the property known as _____, also known as Block(s) _____, Lot(s) _____, on the Tax Map of the Township of Hopewell by members of the Township Zoning Board of Adjustment, the Township Planning Board, the Environmental Commission, the Historic Sites Commission, the Township Committee, or any Township employees, appointed agents or appointed consultants to perform inspections / observations of the property, at reasonable times, in connection with the development application submitted.

This consent permits entry onto the property only by the above-mentioned Township Representatives for the purpose of conducting visual inspections / observations while the application is active with the Township. This right of entry onto the subject property is limited only to those persons listed above.

Date

Property Owner (Please Print)

Witness

Property Owner Signature

Address

Phone Number



TOWNSHIP OF HOPEWELL

TAX COLLECTOR

201 Washington Crossing-Pennington Road
Titusville, New Jersey 08560-1410
Phone: 609.737.0605 Ext. 645
Fax: 609-737-1022

PROOF OF PAYMENT OF TAXES

Date: _____

Applicants Name: _____

Block: _____ Lot: _____ Qual: _____

Location: _____

.....
DO NOT WRITE BELOW THIS LINE. FOR TAX COLLECTOR USE ONLY

The taxes are **paid** through and including: 1Q 2Q 3Q 4Q Year: _____

There are no property tax liens on this property at this time.

Mary Kennedy-Nadzak, CTC Tax Collector

The following taxes are **unpaid and delinquent**: \$ _____ with interest calculated to _____.

Tax lien # _____ is open and due on this property.

Mary Kennedy-Nadzak, CTC Tax Collector

FEE: \$1.00
Collector Stamp



TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road
Titusville, New Jersey 08560-1410
Phone: 609.737.0605

Request for Certified List

There is a \$10.00 fee for this service. Checks to be made payable to the Township of Hopewell.

ATTN: Tax Assessor

Please issue a certified list of property owners within a 200' radius of:

Block _____ Lot _____

Street Address _____

Requestor's Contact Info:

Name _____

Address _____

Email Address _____

(Documents will be sent to this email address unless otherwise directed)

Phone Number _____

Signature _____ Date: _____

Township Use Only

Fee Paid _____

Receipt # _____

Date Received _____

ZONING BOARD ZOOM SAMPLE NOTICE

NOTICE OF HEARING ON APPLICATION

NOTICE is hereby given that on Wednesday, _____, 20__ at 7:00 p.m., the Hopewell Township Zoning Board will hold a public hearing electronically on the application submitted by _____, at which time and place all interested persons will be given an opportunity to be heard. In accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975, and in consideration of Executive Order No. 103 issued by Governor Murphy on March 9, 2020, declaring a “State of Emergency and Public Health Emergency in the State of New Jersey,” in order to protect the health, safety and welfare of area citizens while ensuring the continued functioning of government, the meeting of the Hopewell Township Zoning Board will be held electronically only.

Members of the public who wish to participate in the meeting by telephone may do so by calling _____, followed by meeting ID number: _____ and Passcode: _____.

Dial by your location:
(Zoom Phone Numbers)

Find your local number: (Zoom Link)

Members of the public who wish to participate via the videoconferencing platform may Join Zoom Meeting by accessing the following link, followed by meeting ID number: _____ and Passcode: _____.

(Join Zoom Meeting Link)

Individuals calling into the number or connecting via videoconferencing platform will be able to fully participate in the meeting and provide public comment.

The property involved in the application is located at _____ and is known and designated on the Hopewell Township Tax Map as Block _____ Lot _____ and is located in the _____ Zoning District.

The undersigned has applied for the following approval:

A copy of the application, plans and related documents are on file with the Office of Community Development, Hopewell Township Municipal Building, 201 Washington Crossing Pennington Road, Titusville NJ, 08560, and are available for public inspection during regular business hours. Interested parties should call the Community Development Office (609-737-0605 Ext. 6640) to make arrangements to view the documents in person; **all are encouraged to access the documents via the website:**

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

Applicant

NOTICE OF HEARING

PLEASE TAKE NOTICE that on _____, 20__, at 7:00 p.m. in the Main Meeting Room of the Hopewell Township Municipal Building, 201 Washington Crossing- Pennington Road, Titusville, New Jersey 08560, the Zoning Board of Adjustment of the Township of Hopewell (“Board”) will hold a public hearing on the application submitted by the undersigned (“Applicant”).

Applicant seeks a _____ variance from the requirements of the Township’s Land Use and Development Ordinance so as to permit:

The premises involved in this application is located at _____, designated as Block _____, Lot _____ on the Hopewell Township Tax Map. The property is located in the Township’s _____ Zoning District.

In addition to the variance(s) referred to above, Applicant will also seek any and all other variances, waivers or relief that the Board may deem to be necessary or appropriate in connection with this application.

At said hearing, any and all interested parties may appear, either in person or through counsel, and present any questions, comments and/or objections they may have regarding this application.

A copy of the application, plans and related documents are on file with the Office of Community Development, Hopewell Township Municipal Building, 201 Washington Crossing Pennington Road, Titusville NJ, 08560, and are available for public inspection during regular business hours. Interested parties should call the Community Development Office (609-737-0605 Ext. 6640) to make arrangements to view the documents in person; **all are encouraged to access the documents via the website:**

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

Applicant

PLANNING BOARD ZOOM SAMPLE NOTICE

NOTICE OF HEARING

NOTICE is hereby given that on Thursday, _____, 20__ at 7:00 p.m., the Hopewell Township Planning Board will hold a public hearing electronically on the application submitted by _____, at which time and place all interested persons will be given an opportunity to be heard. In accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975, and in consideration of Executive Order No. 103 issued by Governor Murphy on March 9, 2020, declaring a “State of Emergency and Public Health Emergency in the State of New Jersey,” in order to protect the health, safety and welfare of area citizens while ensuring the continued functioning of government, the meeting of the Hopewell Township Planning Board will be held electronically only.

Members of the public who wish to participate in the meeting by telephone may do so by calling _____, followed by meeting ID number: _____ and Passcode: _____

Dial by your location:
(Zoom Phone Numbers)

Find your local number: (Zoom Link)

Members of the public who wish to participate via the videoconferencing platform may Join Zoom Meeting by accessing the following link, followed by meeting ID number _____ and Passcode _____:

(Join Zoom Meeting Link)

Individuals calling into the number or connecting via videoconferencing platform will be able to fully participate in the meeting and provide public comment.

The property involved in the application is located at _____ and is known and designated on the Hopewell Township Tax Map as Block _____ Lot _____ and is located in the _____ Zoning District.

The undersigned has applied for the following approval:

A copy of the application, plans and related documents are on file with the Office of Community Development, Hopewell Township Municipal Building, 201 Washington Crossing Pennington Road, Titusville NJ, 08560, and are available for public inspection during regular business hours. Interested parties should call the Community Development Office (609-737-0605 Ext. 6640) to make arrangements to view the documents in person; **all are encouraged to access the documents via the website:**

<http://hopewelltpw.org/291/Planning-Board>.

Applicant

PLANNING BOARD SAMPLE NOTICE

NOTICE OF HEARING

Please take Notice:

The undersigned has filed an application with the Hopewell Township Planning Board for:

*(Give a brief description of the application) and the variances requested (if any)***

The premises involved in this application is located at _____ (address), designated as Block _____, Lot _____ on the Hopewell Township Tax Map.

Any persons affected by said application will be given an opportunity to be heard at a public hearing to be held at the Township Municipal Building, 201 Washington Crossing Pennington Road, Titusville, New Jersey 08560-1410 at 7:00 p.m. on _____ (date).

When the case is heard, you may appear either in person or by agent or attorney and present any statements in support of or in objection to the granting of this application.

*** (If requesting a variance)-* In addition to the variance(s) referred to above, Applicant will also seek any and all other variances, waivers or relief that the Board may deem to be necessary or appropriate in connection with this application.

A copy of the application, plans and related documents are on file with the Office of Community Development, Hopewell Township Municipal Building, 201 Washington Crossing Pennington Road, Titusville NJ, 08560, and are available for public inspection during regular business hours. Interested parties should call the Community Development Office (609-737-0605 Ext. 6640) to make arrangements to view the documents in person; **all are encouraged to access the documents via the website:**

<http://hopewelltp.org/291/Planning-Board>.

Applicant



TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road

Titusville, New Jersey 08560-1410

Phone: 609.737.0605

PROOF OF SERVICE

STATE OF NEW JERSEY

SS.

COUNTY OF MERCER

_____ of full age, being duly sworn according to law, deposes and says, that he/she reside at _____ in the County of _____ and state of _____; that he/she gave notice of a hearing on an Application for _____ before the Hopewell Township Zoning Board of Adjustment / Planning Board involving the Application of _____ relating to premises located at _____ to each and all of the owners of property affected by said application, in the manner provided by law on _____, 20___. A true copy of the notice and the name and addresses of those so notified are attached to this affidavit.

Sworn to before me,

This _____ day of _____, 20__.

Notary Public