



TOWNSHIP OF HOPEWELL

MERCER COUNTY

AFFORDABLE HOUSING LOT INFORMATION

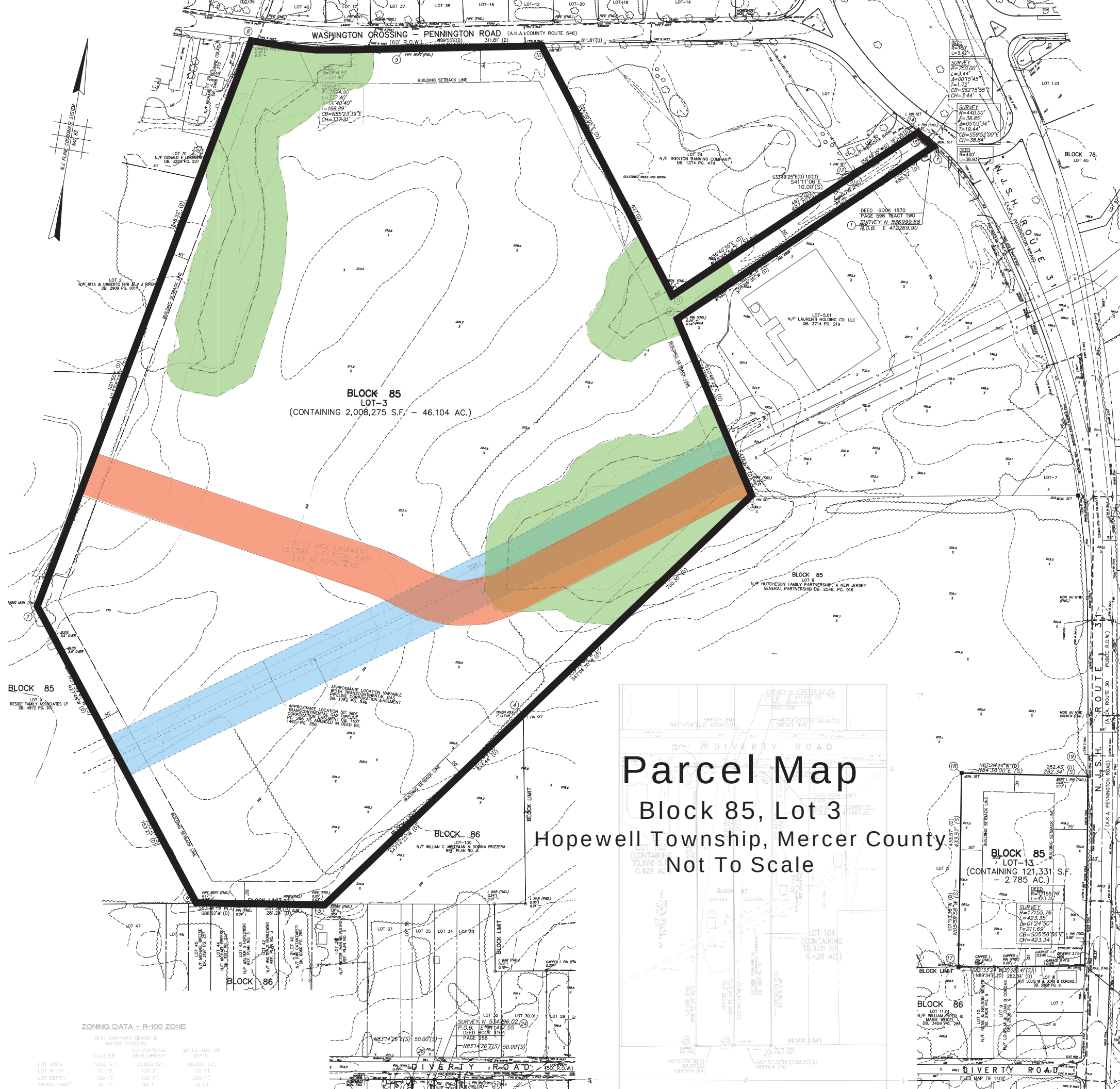
Zaitz Tract

September 21, 2015

Block: 85
Lot: 3
Address: Washington Crossing-Pennington Road
Present Owner of Record: Hopewell Township
Zoning: R-100
Sewer Service: ELSA (Included in sewer service area)
Water Service: Trenton Water (Included in franchise area)

Gross Lot Area: 46.10 Acres
Environmentally Constrained Areas: 7.42 Acres (wetlands and transition areas)
Developed Area: 0 Acres
Other Encumbered Area 1.34 Acres (Transcontinental Gas Pipeline)
Developable Area 37.34 Acres
Proposed PennEast Pipeline 2.19 Acres
Net Area for Development 35.15 Acres

- Acquired by Hopewell Township in 2008.
- Included in Hopewell Township's fair share compliance plan by Hopewell Township Planning Board by Resolution 11-011.



ZONING DATA - R-100 ZONE

WITH SANITARY SEWER & WATER SYSTEMS			WELLS AND OR SEPTIC	
CLUSTER	CONVENTIONAL DEVELOPMENT		70 FT	150 FT
LOT AREA	7,000 S.F.	20,000 S.F.	100 FT	200 FT
LOT WIDTH	70 FT	100 FT	125 FT	200 FT
LOT DEPTH	100 FT	125 FT	45 FT	75 FT
FRONT YARD	30 FT	45 FT	75 FT	

