

BOROUGH OF HOPEWELL
88 E. BROAD STREET
HOPEWELL, NEW JERSEY 08525
Phone 609-466-0965
Fax 609-466-8511

APPLICATION FOR DEVELOPMENT

FOR OFFICIAL USE ONLY

Date Filed: _____ Action Required By: _____
Fee Paid: Amount _____ Date: _____
Date Application Deemed Complete: _____ By: _____
Signature

SECTION 1. GENERAL INFORMATION:

A. Applicant NAME: Marcus Guiseppe
ADDRESS: 58 Columbia Ave. Hopewell NJ 08525
TELEPHONE NUMBER: 609 731 9177

B. The Applicant is a: CORPORATION _____
PARTNERSHIP _____ INDIVIDUAL ☒
OTHER _____

If the Applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having 10% interest or more in the corporation or partnership.

C. The relationship of the Applicant to the property in question is:
OWNER ☒ LESSEE _____
PURCHASER UNDER CONTRACT _____
OTHER (please specify) _____

D. OWNER: NAME Marcus Guiseppe
ADDRESS 58 Columbia Ave.
TELEPHONE NUMBER 609 731 9177

E. PLANS PREPARED BY: NAME D.S Engineering P.C.
ADDRESS PO Box 792
TELEPHONE NUMBER 908-359-0989

SECTION 2. TYPE OF APPLICATION (Check all applicable)

☐ Site Plan	☐ Major Subdivision	☐ Conditional Use
☐ Waiver	☐ Preliminary	☒ Variance
☐ Preliminary	☐ Final	☒ Bulk
☐ Final		☐ Use
		☐ Interpretation
	☐ Minor Subdivision	

SECTION 3. INFORMATION REGARDING THE PROPERTY

- A. The street address of the property 58 Columbia Ave. Hopewell N.J. 08525
- B. The location of the property is approximately 200 feet from the intersection of Columbia Ave and Princeton Ave.
- C. The Block number(s) 30 The Lot number(s) 16
Lot Dimensions: Area 10,437 Frontage 50 Width 50 Depth 208.75
- D. Use of Property: Existing use and structures Residential
Proposed use Residential
- E. The zone in which the Property is located is R75P
(The Building Inspector's office can help determine this)
- F. Acre of entire tract .25
- G. Number of lots proposed (if applicable) _____
- H. Is the subject Property located on a County* road? Yes _____ No ☒
Within 200 feet of a Municipal boundary? Yes _____ No ☒
- I. The type of proposal is:
(check all that apply)
- | | | | |
|-------------------------|--------|------------------------|--|
| Expanded Lot Structure | _____; | New Structure | _____; |
| Alteration to Structure | _____; | Improved Parking Area | _____; |
| Change of Use | _____; | Expansion to Structure | _____; |
| | | Sign | _____; |
| | | Other | ☒ _____; |
- J. The name of the business or activity (if any) _____
- K. Are there any existing or proposed deed restrictions, easements, rights-of-way, or other dedication?
Yes _____ No ☒ (If yes, attach a copy)
- L. Improvements: List all proposed on-site utility and off-tract improvements.
N/A

- M. Plat submission: List maps and other exhibits accompanying this application.
N/A

*(Broad Street; Princeton Avenue; Louellen Avenue)

SECTION 4. INFORMATION REGARDING APPLICATION

A. Describe any use and/or bulk variances requested and the sections of the Zoning Ordinance from which relief is requested:	For Official use Only Comments by Zoning Officer
<u>Impervious Coverage</u> _____ _____ _____	_____ _____ _____
B. Design Waivers Requested:	
<u>N/A</u> _____ _____ _____ _____	
C. For Use Variance Applications: Supply a statement describing special reasons for the requested use variance (See 40:55D-70d).	
<u>N/A</u> _____ _____ _____ _____	
D. For all Bulk Variance Applications: Supply a statement showing why the strict application of Borough regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship on the applicant; or how the benefits of granting the requested relief would substantially outweigh any detriments (see 40:55 D-70c).	
<u>N/A</u> _____ _____ _____ _____	
E. For all Variance Applications: Supply a statement showing why the relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purposes of the zone plan and Zoning Ordinance.	
<u>Private Swimming Pool not visible from roadway.</u> _____ _____ _____	

- F. Has there been a previous appeal involving the premises? no
If so, state date, character of appeal and disposition. _____

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SECTION 5. COMPLIANCE WITH GENERAL CHECKLIST

- A. Applications shall be accompanied by all items and information specified on the checklist entitled Development Application Checklist, Borough of Hopewell, Mercer County, New Jersey.
- B. Please list requests for waivers of submission of documents and the reasons therefore.

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SECTION 6. AUTHORIZATION AND VERIFICATION

I authorize the applicant to submit this application and proceed for approval.

Date 1/15/2026 Owner's Signature 

I certify the statement's and information contained in this application are true.

Date 1/15/2026 Applicant 



BOROUGH OF HOPEWELL

88 East Broad Street
Hopewell, NJ 08525

Zoning Officer
609-466-2636 x 107
zoning@hopewellboro-nj.us

CONSTRUCTION AND ZONING REFERRAL FORM

DATE 1/15/2026

NAME OF APPLICANT Marcus Guiseppe

NAME OF OWNER Marcus Guiseppe

PHONE 609-731-9177 EMAIL ADDRESS Mguiseppe@Comcast.net

WORK SITE ADDRESS _____

BLOCK 30 LOT 16

SCOPE OF WORK

Inground Swimming pool

TO BE COMPLETED BY THE ZONING OFFICER

_____ ZONING PERMIT WAIVER

_____ ZONING PERMIT ISSUED (COPY OF APPROVAL LETTER ATTACHED)

_____ ZONING PERMIT REQUIRED – PLANNING BOARD APPROVAL REQUIRED

_____ ZONING PERMIT WAIVER – PLANNING BOARD APPROVAL REQUIRED

_____ ZONING PERMIT REQUIRED – CERTIFICATE OF APPROPRIATENESS REQUIRED

_____ ZONING PERMIT WAIVER – CERTIFICATE OF APPROPRIATENESS REQUIRED

_____ OTHER

The Construction Code Official will need to see copies of all planning board resolutions, certificates of appropriateness and zoning approvals as well as all approved plans, along with a signed copy of this form, prior to the issuance of any building permit.

ZONING OFFICER

DATE

DEVELOPMENT APPLICATION CHECKLIST
BOROUGH OF HOPEWELL, MERCER COUNTY, N.J

SUBMISSION REQUIREMENTS
FOR VARIANCE AND SITE PLAN WAIVER APPLICATIONS
NOT REQUIRING SITE PLAN OR SUBDIVISION APPROVAL

NOTE: This checklist is intended as a reference. The applicant acknowledges that the provisions of the ordinance control what is required, not this checklist, and that for a full understanding of the provisions of the ordinance, the ordinance itself should be reviewed. This completed checklist is to be submitted with the application.



Signature of Applicant

Each variance and site plan waiver application shall provide the following information unless waived by the Planning Board or Zoning Board of Adjustment. Please indicate "X" for provided or "W" for waiver requested. (All blanks must be filled in.):

- X 1. A site survey showing the proposed and existing structures on the property, with north arrow, date of the survey and the name and signature of the preparer of the survey.
- X 2. An indication of the current use of all structures located on the property.
- X 3. Any information necessary to review the proposed development, including floor plans, construction details, and similar information.
- W 4. Zoning information, including zone classification and all area and bulk requirements, with a zoning table showing a comparison to the proposed development; and all dimensions and other site data needed to determine conformity with Borough Ordinances.
- W 5. Existing and proposed buffer and landscaped areas as applicable, including an identification of all trees over ten (10) inches in diameter.

Page 2 of 2 Checklist for
Variance and Site Plan Waiver Applications

- W 6. The location of all environmentally sensitive areas, including flood hazard areas, freshwater wetlands and wetland buffer areas, and slopes over fifteen (15) percent, with all such areas, excluding wetland buffer areas, shaded. For sites with no critical areas, a plan note, signed by the preparer of the plan indicating the site contains no critical areas shall be provided.
- X 7. Certification from the Borough Tax Collector that all taxes and assessments are paid to date.
- W 8. A listing of approvals required by other governmental agencies, and completed copies of applications made to any other governmental agency with jurisdiction over the application, and/or status reports of said applications.
- X 9. A completed and signed application form and proof of payment of all required fees.
- X 10. Any information required by the Borough Flood Plain Ordinance.
- X 11. Where a variance is requested, the name, address and lot and block numbers of all property owners within two hundred (200) feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Borough Tax Assessor.

Mary Lynn - Owner
Signature and Title of Person Preparing the Checklist

1/15/2026
Date