



HONDA OF PRINCETON

Nicole Domitrowski, *Assistant Office Manager*

987 State Road . Route 206 . Princeton . NJ 08540

609.683.0722 tel . 609.683.1270 fax

Honda Automobiles

www.princetoncars.com



TOWNSHIP of HOPEWELL

MERCER COUNTY

DEPARTMENT OF HEALTH

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

Phone: 609.737.0120 Fax: 609-737-6836 www.hopewelltp.org

Mr. Steven Walters

June 2, 2011

254 Lambertville-Hopewell Rd

Hopewell NJ 08525

RE: Block 25 Lot 24

Dear Mr. Walters, this office is in receipt of the septic system evaluation from Bayer-Risse Engineering dated May 31 2011.

Based on the findings of this report, it appears that the existing septic system is malfunctioning and does not meet current State and local codes. Before a certificate of Occupancy for the reconstructed dwelling can be issued, it will be necessary for you to conduct a septic system alteration in accordance with NJAC 7:9a to update the septic system to current codes.

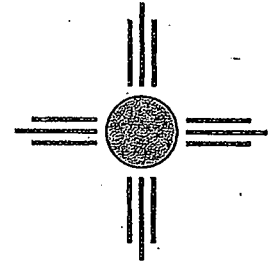
I believe the report adequately describes the procedures required to conduct an Alteration in Hopewell Township and that the cost estimates mentioned in the report are within reason for a septic system alteration in your area.

Please contact this office with any questions that may arise.

Sincerely,

George Kiesel

Senior REHS



BAYER-RISSE ENGINEERING, INC.

78 ROUTE 173 WEST
SUITE 6
HAMPTON, NJ 08827
Phone (908) 735-2255
Fax (908) 735-5838
www.bayer-risse.com

June 1, 2011

Mr. Steven Walters
254 Lambertville-Hopewell Road
Hopewell, NJ 08525

RE: *Septic System Evaluation*
254 Lambertville-Hopewell Road (Block 25, Lot 24)
Hopewell Twp., Mercer County, NJ

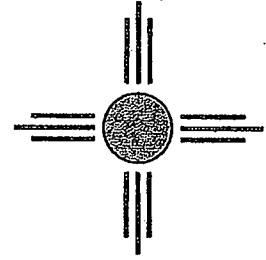
Dear Mr. Walters:

Bayer-Risse Engineering, Inc. conducted an inspection of the referenced septic system on May 27, 2011. The purpose of our inspection was to determine if the system was functioning in accordance with the provisions of NJAC 7:9A - *Standards for Individual Subsurface Sewage Disposal Systems*. Following is a summary of our findings.

Background Information:

The existing 4 bedroom dwelling was recently destroyed by fire. Because the lot does not meet current zoning standards, the Hopewell Township Zoning Officer requires you to obtain variance approval to reconstruct the dwelling. As part of the building permit process, the Hopewell Township Health Department required an evaluation of the septic system to determine its suitability to serve the reconstructed dwelling. The septic system was reportedly constructed in the 1960's and would be grandfathered to serve the proposed dwelling if the system were found to meet the standards of NJAC 7:9A-3.3 (a). The property is comprised of 1.04 acres of land that slopes gently downward from the rear of the property towards the front of the property. There is a hand drawn sketch on file with the Hopewell Township Health Department (HTHD) that shows the septic system to consist of a septic tank and three (3) lateral trenches.

The USDA Soil Survey of Mercer County maps the soils on this property as Chalfont silt loam, 2 to 6% slopes. This soil is categorized as deep and somewhat poorly drained with a seasonal high water table at a depth of ½-1½ feet below the ground surface. The soil survey classifies this soil as severely restrictive to the disposal of sewage effluent due to the shallow depth to the seasonal high water table and slow permeability of the native soil.



Visual Observations:

The attached site sketch was obtained from the HTHD and presents the location of the primary septic system components. The septic system is comprised of a 1,000 gallon concrete septic tank and a disposal system that consists of a clay tile lateral trench and two (2) perforated PVC lateral trenches. An onsite well provides the property with potable water. The building was furnished with conventional plumbing fixtures that discharged into a common building sewer that exits the foundation wall at the front of the dwelling.

The septic tank manhole cover was removed to inspect the integrity of the tank. The main lid of the tank was found approximately 6" below the ground surface. We did not observe any evidence of sludge surfacing above the top of the tank or within the soil surrounding the top of the tank. We noted that the top of the tank is broken and that patio blocks have been used to cover the missing portion of the tank top. The liquid level within the tank was found to be at the lower lip (invert) of the outlet pipe. This is considered the correct operating level.

We removed the lid over the inlet end of the tank and also observed liquid to be at the invert of the inlet pipe. A properly plumbed septic tank should have the invert of the inlet pipe approximately 2" to 3" above the liquid surface to allow the building sewer to completely drain. In its current configuration, solids can settle out in the building sewer resulting in sewage backups into the dwelling.

We proceeded to locate and expose the lateral trenches. We found each trench to be completely submerged in black effluent. We then excavated an observation pit off the end of the disposal area to determine the cause of the saturated laterals.

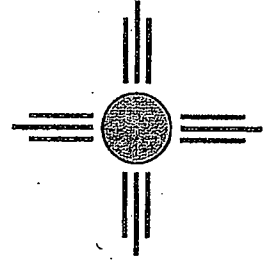
We found the native soil profile to consist of 12" of topsoil underlain by a relatively impermeable layer of silt loam extended to a depth of 70" below the ground surface. This layer of soil was mottled at 36" and below due to the presence of a seasonal high water table condition. Below the silt loam layer, we encountered a relatively permeable substratum consisting of fractured shale. We observed groundwater rapidly seeping into the bottom of the excavation.

At this point, the evaluation was terminated and the inspection was concluded.

Discussion & Conclusions:

The septic tank and lateral distribution network serving the property were found to be substandard due to improper plumbing of the septic tank and a disposal field that was designed under an outdated set of standards that did not take into account the site constraints on the property. The laterals are installed into the silt loam horizon found at a depth of 48" below the ground surface. This is a hydraulically restrictive horizon that is unsuitable for disposal of effluent under today's standards.

The area surrounding the property is subject to a relatively high seasonal water table that can have a detrimental impact on septic systems. The seasonal high water table forms between mid winter and spring in many parts of New Jersey. A seasonal high water table will temporarily affect a



septic system's functional capacity. This system was not designed to account for a high water table. There are several neighboring properties that have had new systems installed using a mounded design that addresses the seasonal high water table.

The only viable option to correct the substandard system and provide a functional septic system to serve the new dwelling under the current septic code would be a septic system alteration. A septic system alteration is defined in NJAC 7:9A, *Standards for Individual Subsurface Sewage Disposal Systems*, as meaning "any change in the physical configuration of an existing individual subsurface sewage disposal system or any of its component parts; including replacement, modification, addition or removal of system components such that there will be a change in the location, design, construction, installation, size, capacity, type or number of one or more components."

On this property, a septic system alteration would begin with soil testing conducted in the front of the property. This testing should be performed in an area that meets the NJDEP setback requirements for wells, property lines, wetlands, streams, swimming pools, etc. The soil testing must be witnessed by a representative of the Hopewell Township Health Department. If acceptable soil test results are obtained in an area that meets the setback requirements, an engineered design can be prepared and submitted to the HTHD for a permit to construct the proposed alteration.

The Hopewell Township Health Department can then issue a permit to construct the alteration. An area contractor can be hired to install the approved design. We estimate that the cost for construction of the system will probably be in the range of \$35,000 to \$40,000. The actual cost depends on the soil testing results and the final design.

With regard to septic system maintenance, we recommend that you have the contents of the septic tank pumped every 2 to 3 years. You should avoid placing non-biodegradable materials such as feminine hygiene products, baby wipes, cigarette butts, etc. into the system. These items do not breakdown and increase the rate of solids buildup within the tank. This results in the need to pump the septic tank more frequently to prevent solids carryover into the disposal field. We do not recommend, nor was the system designed for, the use of a garbage disposal unit. Leaking plumbing fixtures can add a significant unnecessary hydraulic load on the septic system. We recommend that leaking plumbing fixtures be repaired immediately to avoid overloading the septic system.

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen M. Risse", is written over a horizontal line.

Stephen M. Risse, P.E.

SSI-NJ-MCR-HPT-B25-L24

SMR/pwh

cc: George Kiesel, Hopewell Township Health Department

COPY



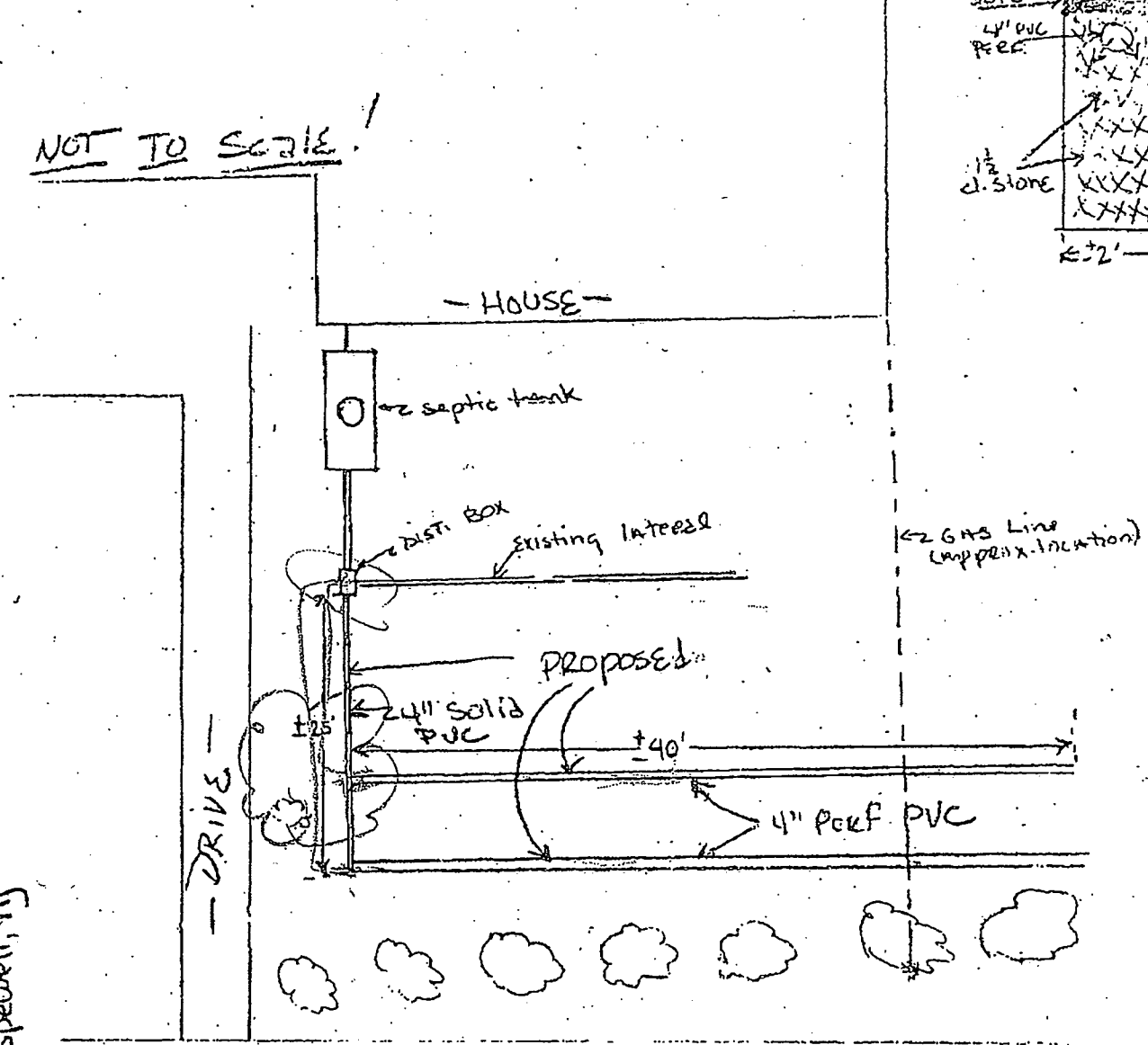
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(609) 397-8258

JOHN W. HOFF & ASSOCIATES

R.D. No. 1 • Box 149 • Lambertville, New Jersey 08530 • 609-397-8258

ART Nilsen 466-1912
RT 518 924-6446
Hopewell, NJ

NOT TO SCALE!



DEC. 16, 2003 12:22PM

HONDA OF PRINCETON, NJ

NO. 222 P. 1/1



TOWNSHIP of HOPEWELL

MERCER COUNTY

DEPARTMENT OF HEALTH

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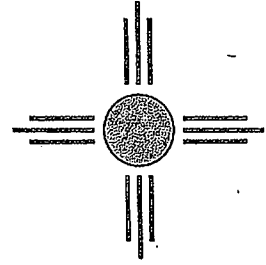
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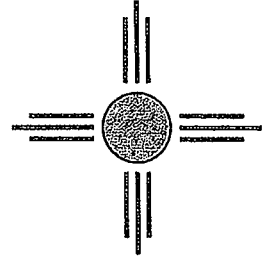
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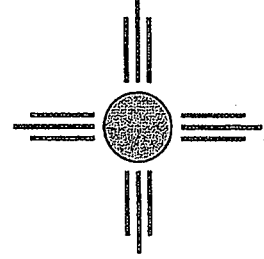
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Mr. Steven Walters
June 1, 2011
SSI-NJ-MCR-HPT-B25-L24
Page - 3



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Stephen M. Risse, P.E.

SSI-NJ-MCR-HPT-B25-L24
SMR/pwh

cc: George Kiesel, Hopewell Township Health Department

COPY



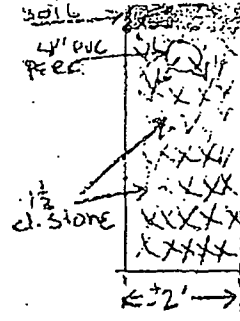
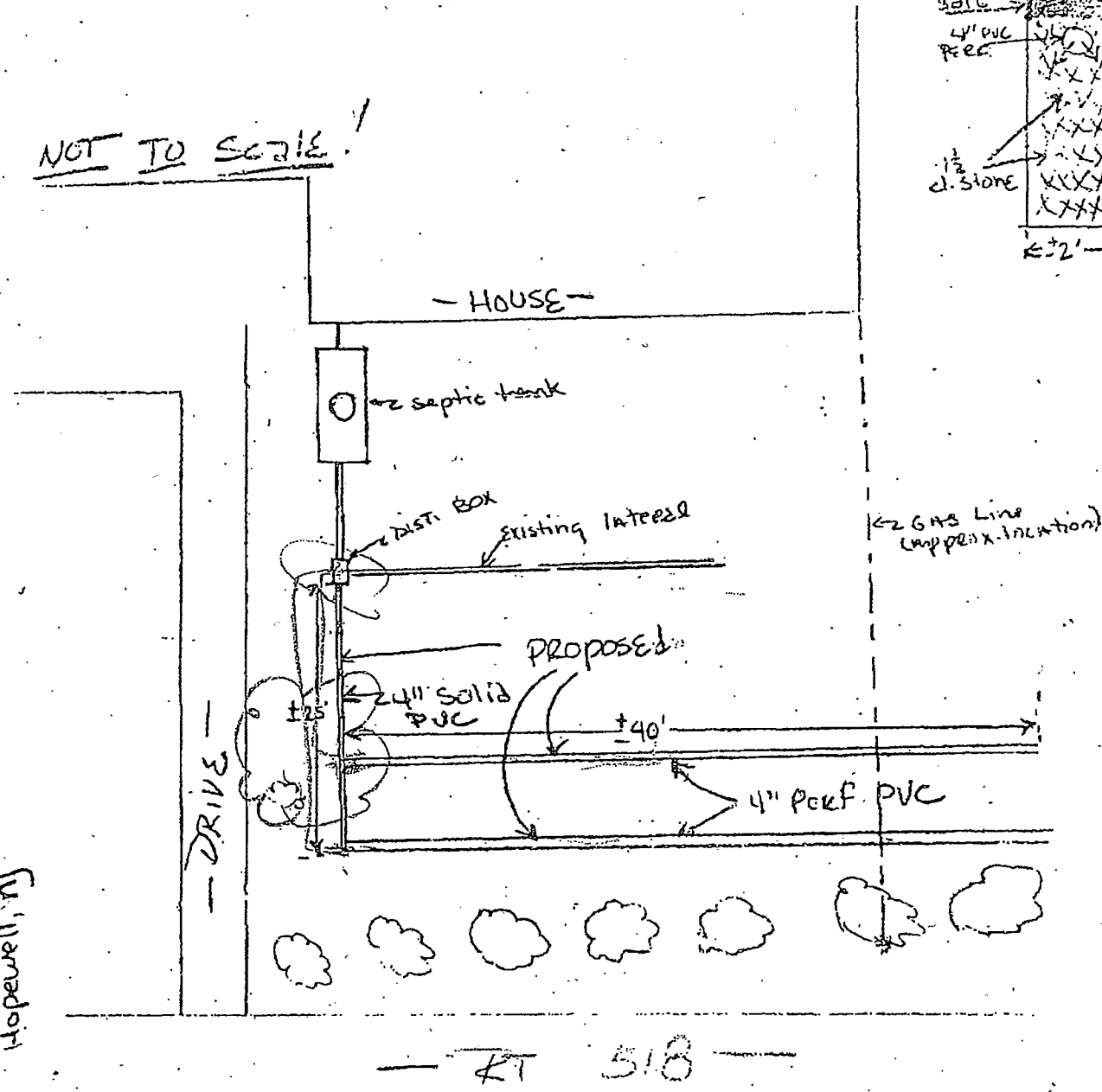
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Hopewell, NJ

NOT TO SCALE



DEC. 16, 2003 12:22PM

HONDA OF PRINCETON, NJ

NO. 222

P. 1/1

Steven Walters
 254 Lambertville Hopewell Road
 Hopewell, NJ 08525
~~Lot 25, Block 20~~
 Hopewell Township
 Mercer County, NJ

25/28

NJAL received the samples associated with this batch in compliance with NJDEP guidelines. The requested analysis methods and results are detailed in the following data summary reports. Any exceptions to method procedures are listed in the comments section below. Further information and QA/QC details will be provided in the NJDEP reduced deliverables package if required.

Metals:

This sample meets the NJDEP MCL criteria for Iron, Manganese and Arsenic.

Metals Comments:

None-SM

Permit ? - Added to Plumbing for arsenic to be tested ?
 Pool ?
 Deed ?
 Matrix: Drinking Water
 When the Sell

Lab ID: 0003187-01

Date Collected: 01/09/12 13:15

Sample ID: Treated Kitchen Tap

Date Received: 01/09/12 15:15

Total Metals by EPA 200.8

Analyte	Results	Flag	Units	MDL	RDL	Method	Analyzed	Prepared	MCL
Manganese	ND	U	ug/L	0.030	0.50	EPA 200.8	01/17/12 11:45	01/17/12	50
Arsenic	1.1		ug/L	0.48	0.50	EPA 200.8	01/17/12 11:45	01/17/12	5

Total Metals by SM 3111 B

Analyte	Results	Flag	Units	MDL	RDL	Method	Analyzed	Prepared	MCL
Iron	ND	U	mg/L	0.014	0.050	SM 3111 B	01/10/12 14:00	01/10/12	0.3

Storage Install.

Permit Obtained. - Sign Off Tied to C/O.

New Jersey Analytical Laboratories

Susan McGrady

Susan McGrady, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

CERTIFICATE OF ANALYSIS

NJDEP Certified Lab 11005

Project Name: **254 Lambertville Hopewell I**

Workorder: **0003187**

Steven Walters

Potable Analysis

254 Lambertville Hopewell Road

Hopewell, NJ 08525

Project Name and Number: **254 Lambertville Hopewell Rd**

January 19, 2012

Dear Steven Walters,

This report relates only to the sample(s) as received by the laboratory. Laboratory reports may not be reproduced, except in full, without the written approval of the laboratory.

The issuance of the final Certificate of Analysis takes precedence over any previous Preliminary Report. Caution is advised for the utilization of preliminary data included in reports labeled as "Preliminary Report" and should not be used for regulatory purposes. A laboratory signature is provided on final reports only.

If you have any questions in reference to this laboratory report, please contact your NJAL project coordinator or laboratory manager listed at the bottom of this report at (609) 737-3477.

Note: This coverpage is included as part of the Analytical Report and must be retained as a permanent record thereof.



Laboratory Manager

New Jersey Analytical Laboratories



Susan McGrady, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Notes and Definitions

U	Compound not detected
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the Reporting Detection Limit (RDL)
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference
<	Less than reporting limit
≤	Less than or equal to reporting limit
>	Greater than reporting limit
≥	Greater than or equal to reporting limit
MDL	Method Detection Limit
RDL	Reporting Detection Limit
MCL/AL	Maximum Contaminant Level/Action Level
mg/kg wet	Results reported as wet weight
TTLC	Total Threshold Limit Concentration
STLC	Soluble Threshold Limit Concentration
TCLP	Toxicity Characteristic Leachate Procedure

New Jersey Analytical Laboratories

Susan McGrady

Susan McGrady, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Point of Entry System Specifications

The SolmeteX npXtra Whole House System Specifications are as follows:

Parameter	Specification
Flow Rate Maximum	10 gpm
Column Configuration	Two columns in lead/lag (series) configuration
Standard Column Size	9" diameter x 48" height
Overall Dimensions	53" tall, 20" wide, 15" deep
Plumbing Connections	1" NPT Female inlet/outlet
Electrical Requirement	120 V outlet (for 12V transformer for display/flow monitor)
Adsorbent	nano-particle resin iron oxide
Chemistry	Iron Oxide
Arsenic Species	Removes both As (III) and As(V)
Acceptable Influent pH range	5.5 to 8.5
Expected Column Lifetime	24 months* (300 gpd use)
Sample Ports (for testing/sampling program)	3 ports (raw water, between columns and treated water)
Meter	Measures total gallons, peak flow (gpm) and instantaneous flow (gpm)

Recommendations :

Additional Equipment: Isolation valves before and after all equipment, sediment pre-filter, drain valve (for flushing of columns at column start up), air valve (optional for draining of columns at column change out).

If As(III) is greater than 25% of total As, pre-oxidation is required to achieve expected column lifetime.

* Column Life will vary with water chemistry. See npXtra Water Quality Parameters

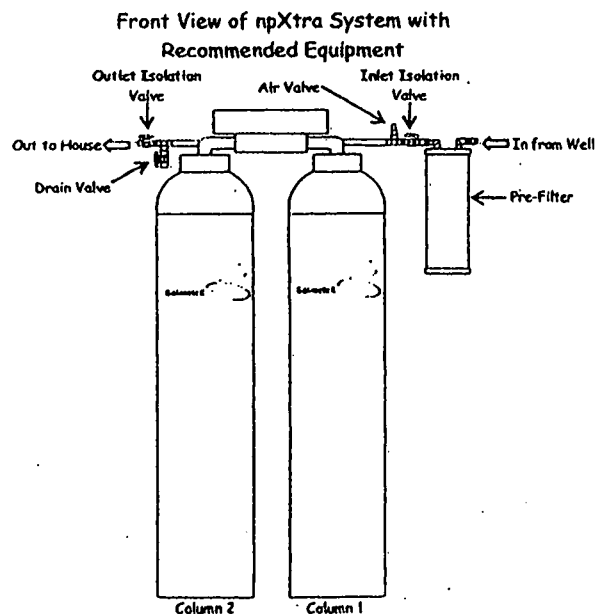


Figure 1



New
Jersey
Analytical
Laboratories

1580 Reed Road
Suite A1
Pennington, NJ 08534

Tel: (609) 737-3477
Fax: (609) 737-3052
www.njal.com

The New Jersey Well Test Reporting Form is a standardized form to be used exclusively by laboratories reporting well test results to their client in accordance with the Private Well Testing Act Regulations N.J.A.C. 7:9E.

These laboratory analyses were completed for the purposes of complying with the Private Well Testing Act. In accordance with the Private Well Testing Act Regulations all analytical results except for coliform (total, fecal, or e.coli) shall remain valid for a period of one year from the date of sample collection. All coliform (total, fecal, or e.coli) analytical results shall remain valid for a period of six months from the date of sample collection.

- ☐ Analytical results meet primary and secondary contaminant standards for drinking water.
- ☒ One or more of the analytical results do not meet primary* contaminant standards for drinking water.
- ☒ One or more of the analytical results do not meet secondary** contaminant standards for drinking water.

Client Information

Name: Steven Walters
Mailing Address: 254 Lambertville Hopewell Road
Hopewell, NJ 08525

Date Test Requested: 12/15/2011

Property Information

Property Address: 254 Lambertville Hopewell Road Municipality: Hopewell Township
Muni Code (4 digit): 1106 County: Mercer Lot: 25 Block: 20
GPS Location-State Plane coordinates (feet): X: 399683 Y: 563228
GPS Coordinate Location (circle one): Well Head / Front Door Sample Collection Point / Other
NJ Well Permit or Well Record Number (if known):

Laboratory Information

Reporting Laboratory Name & ID #: New Jersey Analytical Laboratories, LLC #11005
Reporting Laboratory Address & Phone #: 1580 Reed Road - Pennington, NJ 08534
Tel: 609-737-3477

Sample Information:

Sample Collector Name: Will Hottenstein
Authorized Representative/Certified Laboratory Employee Lab Certification ID #: 11005
Sample Type: NOTE: Only raw or untreated water samples meet the requirements of the PWTa regulations N.J.A.C. 7:9E.
a.) Indicate Specific Location of Sample collected: Well Tank
b.) Type of Treatment Device(s) Installed (if known):

(+) Primary Drinking Water contaminants are those contaminants that have Maximum Contaminant Levels or Action Levels established to protect health. The Primary Drinking Water contaminants are coliform bacteria, nitrate (total), lead, the volatile organic compounds, arsenic, mercury and gross alpha. The standards for primary contaminants are the maximum permissible levels allowed in drinking water based on ingesting the drinking water over the course of a lifetime.

(++) Secondary Drinking Water contaminants are those contaminants that have Recommended Upper Limits or Optimum Ranges established to protect against those properties that adversely effect the taste, odor, or appearance of drinking water. The Secondary Drinking Water contaminants are Iron, manganese and pH.

Precision testing for a cleaner environment.

New Jersey Private Well Water Test Reporting Form

New Jersey Analytical Laboratories

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These laboratory analyses were completed for the purposes of complying with the Private Well Testing Act.

SUMMARY OF WELL WATER TEST RESULTS:

Required Test Required	Result	Units	Applicable Standard Maximum Contaminant Level Action Level or Limit	Standard Exceeded (Y/N)	Laboratory Certification ID #	Analytical Method
Microbial Parameters						
Total Coliform	Abs	Pres/Abs	0 (not present)	N	11005	SM9223B
E. coli*	Abs	Pres/Abs	0 (not present)	N	11005	SM9223B
Metals						
Arsenic ^b	5.1	ug/l	5 ug/l	Y	11005	EPA 200.8
Mercury	NA	ug/l	2 ug/l	NA	NA	NA
Lead**	1.8	ug/l	5 ug/l **	N	11005	EPA 200.8
Iron	2.02	mg/l	0.3 mg/l	Y	11005	SM 3111B
Manganese	0.23	mg/l	0.05 mg/l	Y	11005	EPA 200.8
General Chemistry						
pH	6.82	su	6.5-8.5 (optimum range)	N	11005	SM4500 H-B
Nitrate (total)	<500	ug/l	10,000 ug/l	N	11005	EPA 300
Volatile Organics						
Benzene	<0.1	ug/l	1 ug/l	N	11005	EPA 524.2
Carbon Tetrachloride	<0.1	ug/l	2 ug/l	N	11005	EPA 524.2
meta-Dichlorobenzene	<0.2	ug/l	600 ug/l	N	11005	EPA 524.2
ortho-Dichlorobenzene	<0.3	ug/l	600 ug/l	N	11005	EPA 524.2
para-Dichlorobenzene	<0.3	ug/l	75 ug/l	N	11005	EPA 524.2
1,1-Dichloroethane	<0.1	ug/l	50 ug/l	N	11005	EPA 524.2
1,2-Dichloroethane	<0.1	ug/l	2 ug/l	N	11005	EPA 524.2
1,1-Dichloroethylene	<0.1	ug/l	2 ug/l	N	11005	EPA 524.2
cis-1,2-Dichloroethylene	<0.2	ug/l	70 ug/l	N	11005	EPA 524.2
trans-1,2-Dichloroethylene	<0.1	ug/l	100 ug/l	N	11005	EPA 524.2
1,2-Dichloropropane	<0.1	ug/l	5 ug/l	N	11005	EPA 524.2
Ethylbenzene	<0.1	ug/l	700 ug/l	N	11005	EPA 524.2
Methyl tertiary-butyl ether	<0.1	ug/l	70 ug/l	N	11005	EPA 524.2
Methylene Chloride	<0.1	ug/l	3 ug/l	N	11005	EPA 524.2
Monochlorobenzene	<0.1	ug/l	50 ug/l	N	11005	EPA 524.2
Naphthalene	<0.5	ug/l	300 ug/l	N	11005	EPA 524.2
Styrene	<0.1	ug/l	100 ug/l	N	11005	EPA 524.2
1,1,2,2-Tetrachloroethane	<0.5	ug/l	1 ug/l	N	11005	EPA 524.2
Tetrachloroethylene	<0.2	ug/l	1 ug/l	N	11005	EPA 524.2
Toluene	<0.1	ug/l	1,000 ug/l	N	11005	EPA 524.2
1,2,4-Trichlorobenzene	<0.3	ug/l	9 ug/l	N	11005	EPA 524.2
1,1,1-Trichloroethane	<0.1	ug/l	30 ug/l	N	11005	EPA 524.2
1,1,2-Trichloroethane	<0.2	ug/l	3 ug/l	N	11005	EPA 524.2
Trichloroethylene	<0.1	ug/l	1 ug/l	N	11005	EPA 524.2
Vinyl Chloride	<0.2	ug/l	2 ug/l	N	11005	EPA 524.2
Xylenes (total)	<0.1	ug/l	1,000 ug/l	N	11005	EPA 524.2
Radiological Parameters						
Gross Alpha (initial)~	4.61	pCi/L	5 pCi/L	N	PA028	ECSL-R-GA
Gross Alpha (final)~	NA	pCi/L	15 pCi/L	NA	NA	NA

UNITS: Pres/Abs=presence or absence; ug/l= micrograms per liter (also known as parts per billion); mg/l=milligrams per liter (also known as parts per million); pCi/l=picocuries per liter; su=standard units.

* If total coliform bacteria are detected then additional analyses are required to determine the specific type (fecal or E. coli) present. Fecal coliform or E. coli analysis are not required if total coliform sample results indicate the absence of total coliform bacteria.

** The results of a "flushed" raw (untreated) water sample, which is required by the Private Well Testing Act regulations, should be compared to the Ground Water Quality Standard of 5 ug/l found at N.J.A.C.7: 9-6 et seq. The Lead Action Level of 15 ug/l applies to a one liter first-draw tap sample collected from a cold water kitchen or bathroom tap/sink in which the water has remained motionless in the plumbing system for at least six hours (40 CFR 141.86(b)(2)). This type of standing-water sample is NOT required by the Private Well Testing Act regulations.

Arsenic analysis is required in Bergen, Essex, Hudson, Hunterdon, Mercer, Middlesex, Morris, Passaic, Somerset and Union counties. A new MCL of 5 ug/l took effect 1/23/06.

^ Mercury analysis is required only in Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Monmouth, Ocean, and Salem counties.

~ Gross alpha particle activity testing will be required in Cumberland and Gloucester counties starting March 15, 2003; Atlantic, Burlington, Camden and Salem counties starting September 16, 2003; Cape May, Hunterdon, Mercer, Middlesex, Monmouth and Ocean counties starting March 16, 2004. If the initial Gross alpha particle count exceeds 5 pCi/l a second count is required according to the Method.

Precision testing for a cleaner environment.

New Jersey Analytical Laboratories

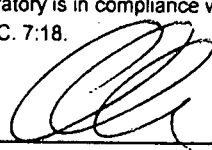
The New Jersey Well Test Reporting Form is a standardized form to be used exclusively by laboratories reporting well test results to their client in accordance with the Private Well Testing Act Regulations N.J.A.C. 7:9E. These laboratory analyses were completed for the purposes of complying with the Private Well Testing Act.

ADDITIONAL SAMPLE INFORMATION:

Coliform Analyses:		
Date/Time Sample Collected: 12/15/11, 0951	Date/Time Sample Analyzed: 12/15/11, 1750	Sample ID Number: 0002878
Date/Time Sample Collected	Date/Time Sample Analyzed:	Sample ID Number:
Volatile Organics:		
Date/Time Sample Collected: 12/15/11, 0951	Date/Time Sample Analyzed: 12/16/11, 1944	Sample ID Number: 0002878
Inorganics:		
Date/Time Sample Collected: 12/15/11, 0951	Date/Time Sample Analyzed: 12/15/11, 1626	Sample ID Number: 0002878
Date/Time Sample Collected	Date/Time Sample Analyzed:	Sample ID Number:
pH Analysis:		
Date/Time Sample Collected: 12/15/11, 0946	Date/Time Sample Analyzed: 12/15/11, 0948	Sample ID Number: 0002878
Gross Alpha Analyses:		
Date/Time Sample Collected: 12/15/11, 0951	Date/Time Sample Analyzed: 12/17/11, 0026	Sample ID Number: 0002878
Date(s) All Analyses Received by Reporting Lab from Subcontracted Lab (if applicable):		

CERTIFICATION OF RESULTS:

I certify in writing that all sampling, analyses, and reporting performed herein, comply with all requirements set forth in N.J.A.C. 7:9E and N.J.A.C. 7:18, and hereby certify that this laboratory is in compliance with all laboratory certification and quality control procedures and requirements as set forth in N.J.A.C. 7:18.



Laboratory Manager or Designee

 12-28-11
Date
ADDITIONAL INFORMATION:**I. Treatment Options**

Listed below are the common treatments available to homeowners having well contamination above a Maximum Contaminant Level, Action Level or Recommended Limit. The goal of water treatment is the removal of contaminants to levels below the Maximum Contaminant Level, Action Level or Recommended Limit. For additional information on home treatment devices contact your local/county health department or the NJDEP Private Well Testing Act Hotline at 1-866-4PW-TEST or visit the Private Well Testing Act webpage at www.state.nj.us/dep/pwta for links to other appropriate websites, such as National Sanitation Foundation www.nsf.org or USEPA's drinking water website www.epa.gov/safewater. You may also call the USEPA Drinking Water Hotline at (800) 426-4791 to obtain a copy of USEPA's pamphlet entitled "Home Water Treatment Units" (WH-550A). All treatment devices must be properly maintained in accordance with manufacturer recommendations to ensure operating efficiency in removing contaminants. As noted below, not all treatment devices remove every contaminant; there may be more than one device installed if multiple contaminants exist in the drinking water. Water treatment companies may be found by consulting the yellow pages of your local area phone book.

Precision testing for a cleaner environment.

New Jersey Private Well Water Test Reporting Form

The New Jersey Private Well Test Reporting Form is a standardized form to be used exclusively by laboratories reporting well test results to their client in accordance with the Private Well Testing Act Regulations N.J.A.C. 7:9E.

These laboratory analyses were completed for the purposes of complying with the Private Well Testing Act

SUMMARY OF TREATMENT OPTIONS FOR HOMEOWNERS

Treatment Type	Contaminants Treated
Activated Carbon Filtration	Some Organic Chemicals
	Taste
	Trihalomethanes
	Some Pesticides
	Odor
Air Stripping	Volatile Organic Compounds (higher concentrations)
	Iron (with filtration)
	Hydrogen Sulfide
	Radon Gas
Chlorinators	Bacteria (Coliform)
	Microbiological Contamination
Distillation	All Inorganic Chemicals (i.e., Nitrate, Sodium Chloride)
	Some Organic Chemicals
Ion Exchange	Hard Water (Water Softening)
	Manganese
	Some Heavy Metals
	Calcium
	Iron
Reverse Osmosis	Certain Organic Chemicals
	Nitrates
	Dissolved Solids/Metals
Mechanical Filtration	Turbidity
	Dirt
	Sediment
	Particulates (Loose Scale)
Bottled Water	Temporary Solution to Aesthetic Problems & Emergency Situations
KDF-55 with pH adjustment	Mercury
Ultraviolet Radiation	Bacteria (Coliform)
	Microbiological Contamination

II. Health Effects

Drinking water standards are established to protect consumers of drinking water from both adverse health effects (primary drinking water standards) and from qualities that make the water unpalatable (secondary drinking water standards). Both NJDEP and USEPA set drinking water standards; those in effect in New Jersey can be found at www.state.nj.us/dep/watersupply. Both NJDEP and USEPA periodically review this list and add or subtract contaminants based on new scientific information. Standard setting is summarized in a brochure entitled "Standards for Safe Drinking Water In New Jersey" available by calling 1-866-4PW-TEST.

There are several resources available to assist in interpreting your test results. An informative booklet explaining drinking water results written by Rutgers Cooperative Extension Service entitled "Interpreting Drinking Water Quality Analysis - What do the Numbers Mean? - 5th edition" is available at www.rce.rutgers.edu/pubs/pdfs/e214.pdf. Health effects information developed by the USEPA is summarized at www.epa.gov/safewater/mcl.html. The New Jersey Department of Health and Senior Services, in conjunction with NJDEP's Bureau of Safe Drinking Water and Division of Science Research and Technology, has developed a series of brochures for drinking water and health that can be found at www.state.nj.us/health/eoh/hhazweb/edmat.html.

New Jersey Private Well Water Test Reporting Form

The Private Well Test Reporting Form is a standardized form to be used exclusively by laboratories reporting well test results to their client in accordance with the Private Well Testing Act Regulations N.J.A.C. 7:9E.

These laboratory analyses were completed for the purposes of complying with the Private Well Testing Act.

III. Recommendations for Additional Testing

The Private Well Testing Act regulations require well water samples to be collected from untreated or "raw" water. Raw water quality represents the well water quality. Additional water testing may be conducted to determine the effectiveness of a water treatment system or to determine if the distribution system (pipes) may be contributing additional contamination. In those cases sampling of treated or finished water at the tap is recommended. This additional testing of treated water is not required under the Private Well Testing Act regulations. For example, testing of finished water to determine the effectiveness of a treatment system to remove contaminants for a known, pre-existing water quality problem would be desirable. Below are recommendations for additional testing.

Scenario One: There is an existing treatment system or device installed at the house or building due to a known pre-existing water quality problem and raw water testing indicates that one or more parameters are above a Maximum Contaminant Level, Action Level, or Recommended Limit. NJDEP recommends that a second water sample be collected for the parameter(s) of concern at a location after the treatment system or device at a primary tap to insure that the system or device is working properly in removing or reducing the contaminants to below the applicable Maximum Contaminant Level, Action Level, or Recommended Limit.

Scenario Two: After testing, total and fecal coliform bacteria are found to be above the Maximum Contaminant Level. The well is subsequently treated via chlorine disinfection. Re-testing is recommended after a chlorine residual can no longer be detected to insure the effectiveness of the treatment.

Scenario Three: [FOR LEAD ANALYSIS ONLY] (Note: The Private Well Testing Act regulations require that a "flushed" sample be collected for lead analysis meaning the well water was run to remove any water that may have been in contact with the plumbing for an extended period of time). *In scenario three*, the flushed, untreated sample, collected at the tap, indicates there is lead contamination greater than 5 ug/l. The state's ground water quality standard of 5 ug/l is the more appropriate standard to apply to a "flushed" water sample rather than the drinking water Action Level of 15 ug/l, which is based on sampling drinking water that has been allowed to remain in the plumbing for at least six hours.

If the interested party wants to better evaluate the level of potential lead contamination from the plumbing system, a "first draw" (non-flushed) sample should also be analyzed for lead. This "first draw" water sample may likely contain the highest level of lead to which one is likely to be exposed. The results of this sample should be compared to the lead Action Level of 15 ug/l. Results above 15 ug/l mean that there is a source of lead in the home plumbing system. The interested party may install treatment to make the water less corrosive and less likely to dissolve lead from the plumbing; may attempt to locate the source of the lead and remove it from the home plumbing system or may choose to run the water through the plumbing (or selected faucets) each morning to insure that the standing water is flushed through the pipes and is not consumed.

IV. Remediation/Treatment Funding Sources

- A.) The **Spill Fund Program** administered by the Bureau of Contract and Fund Management within the New Jersey Department of Environmental Protection offers help to innocent parties suffering from direct or indirect damages resulting from the discharge of a *hazardous substance*. A property owner may file a claim for reimbursement for most of the expenses incurred to install a treatment device for a potable well or to connect to a public water supply because of a hazardous substance in the well water. A claimant has **1 year** from the date he/she learns that the well is contaminated above standards to file a claim. There are specific requirements and guidelines for filing claims with the Spill Fund. For more information, please contact the NJDEP-Bureau of Contract and Fund Management at: 609-777-0101 or visit their website at: www.state.nj.us/dep/srp or you may write to the BCFM: NJDEP-BCFM/Spill Fund, P.O. Box 413, 401 E. State Street, Trenton, N.J. 08625-0413.
- B.) The **New Jersey Housing and Mortgage Finance Agency (NJHMFA)** has a Potable Water Loan Program that is available to owners of single family residences whose source of potable water exceeds the State of New Jersey's Primary Drinking Water Standards, including lead and mercury. In addition, the loan program covers iron and manganese although these contaminants do not have Primary Drinking Water Standards. For further information, please contact the NJHMFA Hotline at 1-800-NJHOUSE (1-800-654-6873) or they may be reached at: P.O. Box 18550, 637 South Clinton Avenue, Trenton, N.J. 08650-2085 or on the web at: www.state.nj.us/dca/hmfa

HOPEWELL TOWNSHIP HEALTH DEPARTMENT

201 WASHINGTON CROSSING PENNINGTON ROAD

TITUSVILLE, NJ 08560

PHONE 609-737-0120 FAX 609-737-2770

COPY

APPLICANT Walters BLOCK 25 LOT 24

LOCATION 254 Lambertville Hopewell Rd.

SEWAGE DISPOSAL SYSTEM INFORMATION

INSTALLATION APPROVED 11/15/11 INSTALLER Owner Install

PUMP & ALARM APPROVED 11/15/11

GRADING APPROVED 11/15/11

AS-BUILT/SAND CERT./CERT. OF COMPLIANCE 11/15/11

TYPE OF SYSTEM

Conventional Mounded Soil Replacement Soil Replacement Mounded

NO. OF SEPTIC TANKS TANK SIZES PUMP TANK SIZE

NOTES

WATER SUPPLY INFORMATION

WELL CASING INSPECTION/DATE DRILLED Existing

TOTAL DEPTH LENGTH OF CASING CASING/FINAL INSP

PUMP INSTALLATION REPORT

WELL CONSTRUCTION REPORT

WELL YIELD TEST DATE GALLONS PER MINUTE

DEPTH TO STATIC WATER DEPTH OF PUMP

WATER TEST RESULTS

BACTERIA DATE 12/15/11 ACCEPTABLE: (YES) NO

2ND BACTERIA DATE N/A 3RD BACTERIA DATE N/A

NITRATE DATE 12/15/11 RESULT (mg/l) 4.5

IRON/MANGANESE DATE 12/15/11 NOTICE SENT: (YES) rechecked NO

LEAD DATE 12/15/11 RESULT 1.8

GROSS ALPHA DATE 12/15/11 RESULT IN pic/L N/A

ARSENIC TEST DATE 11/7/12 RESULT 1.1

VOLITILE ORGANIC TEST DATE CHEMICALS ABOVE MCL: YES NO

CHEMICAL 12/15/11 PPB N/D

DEED AMENDMENT (SEPTIC OR WELL)

TREATMENT DEVICE

**THIS OFFICE HAS PERFORMED INSPECTIONS OR RECEIVED THE
NECESSARY CERTIFICATION REQUIRED FOR ISSUANCE OF A
CERTIFICATE OF OCCUPANCY**

TEMPORARY C/O FINAL C/O

DATE DATE 1/25/12

INSPECTOR INSPECTOR Robert B English

BOND POSTED \$ Walters

DATE

Permit No. **11068**

Date: **7/29/2011**

Hopewell Township Health Department

201 Washington Crossing – Pennington Road

Titusville, New Jersey 08560

Tel. (609) – 737-0120 Fax (609) – 737-6836

PERMIT

Applicant: **Steven Walters**

Block 25.00 , Lot 24.00

For: **INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM ALTERATION**

Location: **254 Lambertville Hopewell Road**

Fee: **\$625.00**

24 Hour Inspection Notification Required

This permit is NOT transferrable.

Authorized by:



Hopewell Township Health Department

Permit Expires 2 years after date of issue

2011-068

Page 1 of 9 Pages

HOPEWELL TOWNSHIP HEALTH DEPARTMENT

Block 25Lot 24APPLICATION FOR PERMIT TO ALTER
AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM

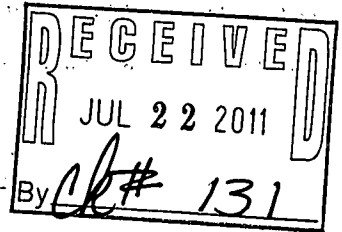
Form 1 - General Information:

- I. Name of Applicant (print): Steve Walters
- II. Applicant's Present Address: 254 Lambertville-Hopewell Road Hopewell, NJ 08525
- III. Applicant's Phone Number : Day: 609-292-2609 Night

BUILDING LOCATION MUST BE STAKED. DATE STAKED: existing

- IV. Type of Permit Needed (Check applicable categories):

- ☐ New Construction ☒ Alteration / No Expansion or Change of Use
- ☐ Alteration / Expansion or Change in Use
- ☒ Alteration / Malfunctioning System
- ☐ Deviation from Standards ☐ Repairs to Existing System (remove or replace)



- V. Location of Project:

Street Address 254 Lambertville-Hopewell Road Zip Code 08525

- VI. Type of Facility:

- ☒ Residential
- ☐ Commercial / Institutional

Specify Type of Establishment:

- VII. Type of Wastes to be Discharged:

- ☒ Sanitary Sewage
- ☐ Industrial Wastes
- ☐ Other - Specify Type:

- VIII. Other Approvals / Certification / Waivers / Exemptions(attach to application):

- ☐ US Army Corps of Engineers
- ☐ NJDEP - Bureau of Flood Plain Management
- ☐ Other - Specify:

- IX. I hereby certify that the information furnished on this application is true. I am aware that false swearing is a crime in this state and subject to prosecution

Signature of Applicant Steve Walters Date 7-22-11

NOTE: Plot plan shall be no larger than 8 1/2 by 14 inches unless prior approval is obtained.

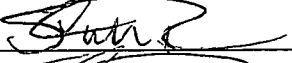
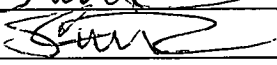
FOR HEALTH DEPARTMENT USE ONLY

☐ Application Denied, see attached letter☒ Application Approved☐ Application Approved Subject to Approval of NJDEPDate of Action 7/29/11 Signature of Authorized Agent: [Signature]Name and Title

HOPEWELL TOWNSHIP HEALTH DEPARTMENT

Block 25Lot 24

**APPLICATION FOR PERMIT TO ALTER
AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM
Form 2a General Site Evaluation Data**

- I. Name of Site Evaluator (print): Stephen M. Risse
- II. Business Address of Site Evaluator: Bayer-Risse Engineering, Inc.
78 Route 173 West
Suite 6
Hampton, NJ 08827
- III. Business Phone Number of Site Evaluator: (908) 735-2255
- IV. Special Site Limitations Identified (Check Appropriate Categories):
- | | | |
|--|---|-------------------------------------|
| ☐ Flood Plains | ☐ Bedrock Outcrops | ☐ Wetlands |
| ☐ Excessively Stony | ☐ Disturbed Ground | ☐ Sink Holes |
| ☐ Sand Dunes | ☐ Steep Slopes | |
| ☐ Other - Specify _____ | | |
- V. Soil Logs - Enter on Form 2b - Use one sheet for each soil log.
- VI. Considerations Relating to Disturbed Ground: ☒ N/A
- a. Type of Disturbance (Check Appropriate Categories):
- | | | | |
|---|---|---|--|
| ☐ Filled Area | ☐ Excavated Area | ☐ Re-graded Area | ☐ Subsurface Drains |
| ☐ Other - Specify: _____ | | | |
- b. Pre-existing Natural Ground Surface
Elevation Relative to Existing Ground Surface: _____
Method of Identification: _____
- c. Suitability of Disturbed Ground
- | |
|--|
| ☐ Unsuitable: Objects Subject to Disintegration or Change in Volume |
| ☐ Excessively Coarse |
| ☐ Procter Test Performed - % Standard Procter Density = _____ |
- VII. Hydraulic Head Test: ☒ N/A
- a. Hydraulically Restrictive Horizon: Depth Top to Bottom _____
- b. Piezometer A: Depth to Bottom: _____
Depth of Water Level (24 hrs.): _____
- c. Piezometer B: Depth to Bottom: _____
Depth of Water Level (24 hrs.): _____
- d. Witnessed by: _____
Signature _____ Date: _____
- VIII. Attachments (Check items included):
- | |
|---|
| ☒ Site Plan |
| ☒ Key Map Showing Location of Site on USGS Quadrangle or Other Accurate Map |
| ☒ Key Map Showing Location of Site on USDA Soil Survey Map |
| ☐ Other - Specify: _____ |
- IX. I hereby certify that the information furnished on Form 2a of this application (and the attachments thereto) is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.
- Signature of Soil Evaluator  Date 7/18/11
- Signature of Professional Engineer  Date 7/18/11
- Seal
- N.J. License No. 34795

HOPEWELL TOWNSHIP HEALTH DEPARTMENT

Block 25Lot 24

**APPLICATION FOR PERMIT TO ALTER
AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM
Form 2b Soil Log and Interpretation**

1. Log Number SL 527-1 Method: ☒ Profile Pit ☐ Boring2. Soil Log: Date Recorded: 5/27/11

Depth (Inches) Top - Bottom	Munsell Color Name and Symbol; Estimated Textural Class; Estimated Volume % Coarse Fragment, If Present; Structure; Moist or Dry Consistence; Mottling Abundance, Size and Contrast, If Present
0-12"	Topsoil with fine/medium roots.
12-69"	10YR7/6 Yellow Silt Loam; subangular blocky, friable; no seepage; common, fine, distinct mottling 36-69" (10YR7/2 Light Gray).
69-120"	Nonsoil; fractured shale with 15% fillings; rapid seepage at 72". Pit Bail PB 527-1 performed at 90" (K = 2.5 in/hr; 24 hr. SWL = 72")
>120"	Machine Refusal

2a. If mottling give reason for mottling: Regional Water Table

3. Ground Water Observations:

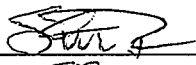
☒ Seepage - Indicate Depth: 72"☒ Pit/Boring Flooded Depth after 24 hours = 72"

4. Soil Limiting Zones:

☒ Fractured Rock Substratum - Depth to Top: 69"☐ Massive Rock Substratum - Depth to Top: _____☐ Excessively Coarse Horizon - Depth Top to Bottom: _____☐ Excessively Coarse Substratum - Depth to Top: _____☐ Hydraulically Restrictive Horizon - Depth Top to Bottom: _____☐ Hydraulically Restrictive Substratum - Depth to Top: _____☐ Perched Zone of Saturation - Depth Top to Bottom: _____☒ Regional Zone of Saturation - Depth to Top: 36"5. Soil Suitability Classification: IIWr

6. I hereby certify that the information furnished on Form 2b of this application is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

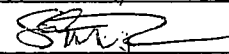
Signature of Soil Evaluator



Date

7/18/11

Signature of Professional Engineer



Date

7/18/11

Seal

N.J. License No. 34795

HOPEWELL TOWNSHIP HEALTH DEPARTMENT

Block 25Lot 24APPLICATION FOR PERMIT TO ALTER
AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM

Form 2b Soil Log and Interpretation

1. Log Number SL 527-2 Method: ☒ Profile Pit ☐ Boring
2. Soil Log: Date Recorded: 5/27/11
- | Depth (Inches)
Top - Bottom | Munsell Color Name and Symbol; Estimated Textural Class; Estimated Volume % Coarse Fragment, If Present; Structure; Moist or Dry Consistence; Mottling Abundance, Size and Contrast, If Present |
|--------------------------------|---|
| 0-12" | Topsoil with fine/medium roots. |
| 12-70" | 10YR7/6 Yellow Silt Loam; subangular blocky, friable; no seepage; common, fine, distinct mottling 38-70" (10YR7/2 Light Gray). |
| 70-118" | Nonsoil; fractured shale with 10% fillings; moderate seepage at 90". |
| >118" | Machine Refusal |

2a. If mottling give reason for mottling: Regional Water Table

3. Ground Water Observations:

☒ Seepage - Indicate Depth: 90"

☐ Pit/Boring Flooded Depth after _____ hours = _____

4. Soil Limiting Zones:

☒ Fractured Rock Substratum - Depth to Top: 70"

☐ Massive Rock Substratum - Depth to Top: _____

☐ Excessively Coarse Horizon - Depth Top to Bottom: _____

☐ Excessively Coarse Substratum - Depth to Top: _____

☐ Hydraulically Restrictive Horizon - Depth Top to Bottom: _____

☐ Hydraulically Restrictive Substratum - Depth to Top: _____

☐ Perched Zone of Saturation - Depth Top to Bottom: _____

☒ Regional Zone of Saturation - Depth to Top: 30"

5. Soil Suitability Classification: IIWr

6. I hereby certify that the information furnished on Form 2b of this application is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

Signature of Soil Evaluator [Signature] Date 7/18/11

Signature of Professional Engineer [Signature] Date 7/18/11

Seal

N.J. License No. 34795

HOPEWELL TOWNSHIP HEALTH DEPARTMENT

Block 25Lot 24APPLICATION FOR PERMIT TO ALTER
AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM

Form 3f. Pit-Bailing Test Data (1 of 2)

ALL DATA MUST BE IN MEASUREMENT UNITS INDICATED (FEET OR INCHES). ONLY ONE PITBAIL TEST PER SHEET.

1. Test Number PB 527-1 Reference Soil Log #: SL 527-1 Date Tested: 5/27/11

2. Using the reference level established, measure and record the following:

- Depth to Bottom of Pit, ft, $D_{pit} = 7.5$
- Depth to Water Level after 24 hr Stabilization Period, ft, $D_{water} = 6.0$
- Depth to Impermeable Stratum, ft, $D_{stratum} = 10.0$
(If depth is unknown assume it to be 1.5 times D_{pit})
- Height of Water Level above Impermeable Stratum, ft, $H = 4.0$
($H = D_{stratum} - D_{water}$)
- Length of Time Interval, min., $T = \text{varies}$

3. Record the following data in the table below:

- Time in minutes, enter actual time interval for each measurement taken, t_n , minutes.
- Depth of Water Level Below Reference Level in inches, d_a
- Water Surface Dimensions in feet l & w

4. Calculate the following values and enter in the table below:

- Water Surface Area, ft^2 , A_a
- Water Level Rise, in, h_r (Subtract current value of d_a from previous value)
- Average Water Surface Area, ft^2 , A_{av} (take average of A_a and previous A_a)
- Average Height of Water Level Above Impermeable Stratum, ft, h
(Take average of d_a and previous d_a , convert to ft., and subtract from $D_{stratum}$)
- Permeability, in/hr, K_a . (Calculate using formula):
 $K_a = (h_r / T) \times (A_{av} / (2.27 \times (H^2 - h^2))) \times 60 \text{ min/hr}$

Time (h:mm)	t_n (min)	d_n (in)	l (ft)	w (ft)	A_n (sf)	hrise (in)	A_{avg} (sf)	h (ft)	K_a (in/hr)
10:31 AM		90.00	0.08	0.08	0.01				
10:36 AM	5	86.00	0.67	2.00	1.33	4.00	0.67	2.67	1.6
10:41 AM	5	84.00	1.00	2.00	2.00	2.00	1.67	2.92	2.4
11:01 AM	20	82.00	2.17	2.00	4.33	2.00	3.17	3.08	1.3
11:16 AM	15	80.50	2.50	2.00	5.00	1.50	4.67	3.23	2.2
11:46 AM	30	78.00	2.50	2.00	5.00	2.50	5.00	3.40	2.5

5. Record the Following Data:

- Final Depth of Pit, ft, $D_{pit} = 10.0$
- ☒ Check here if testing was stopped due to machine refusal or machine limitations.
{(See step 6 of Pitbail Test NJAC 7:9A-6.5(c))}
- Final Depth to Impermeable Stratum, ft, $D_{stratum} = 10.0$
(If no impermeable stratum is encountered, assume $D_{stratum} = D_{pit}$)
- Height of Standpipe Above Reference Level, ft, $h_{pipe} = N/A$
- Depth to Water Level after 24 hr Stabilization Period, ft, $D_{water} = 6.0$:
(Take measurements from top of standpipe. Subtract h_{pipe})
(enter 0 if standpipe not used)
- Height of Static Water Level Above Impermeable Stratum, ft, $H = 4.0$
($H = D_{stratum} - D_{water}$)
- Average Height of Water Level Above Impermeable Stratum, ft, $h = 3.4$
(Take average d_a from beginning and end of last time interval recorded in Section 4, convert to ft., and subtract from final $D_{stratum}$.)

6. Re-calculation of K using data from Section 5 above and from final time interval of Section 4:

$$K = (h_{rise} / t_{10}) \times (A_{av} / (2.27 \times (H^2 - h^2))) \times 60 \text{ min/hr}$$

$$K = (2.5/30) \times (5.0 / (2.27 \times (4^2 - 3.4^2))) \times 60 \text{ min/hr}$$

$$K = 2.5 \text{ in/hr}$$

7. I hereby certify that the information furnished on Form 3e of this application is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

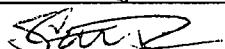
Signature of Site Evaluator



Date

7/18/11

Signature of Professional Engineer



Date

7/18/11

N.J. License No. 34795

Seal

HOPEWELL TOWNSHIP HEALTH DEPARTMENT

Block 25Lot 24APPLICATION FOR PERMIT TO ALTER
AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM

Form 4. General Design Data

I. Volume of Sanitary Sewage, gal. 800

☒ Residential: No. of Dwelling Units: 1 Total No. of Bedrooms: 5
☐ Expansion Attic (checked if yes)

☐ Commercial / Institutional - Indicate type of establishment and show method of calculation. If estimate is based on water meter data, indicate source of data, frequency of readings, average daily flow, and maximum recorded daily reading: _____

II. Alterations or Repairs:

a. Reason for Alteration or Repair (Check appropriate categories):

☐ Expansion or Change in Use ☒ Upgrade Existing Facilities
☒ Correct Malfunctioning System ☐ Other - Specify: _____

Describe nature of alteration or repairs: install mounded, pressure distribution system

III. System Components:

a. Grease Trap Capacity, gal: _____ Show Calculation Used: _____
b. Septic Tank Capacities, gal: 1500 ☒ Single(First) Compartment: 1,000
☒ Second Compartment: 500 ☐ Third Compartment: _____
c. Effluent Distribution:
Method: ☐ Gravity Flow ☐ Gravity Dosing ☒ Pressure Dosing
Dosing Device: ☒ Pump ☐ Siphon
d. Dosing Tank Capacities, gal. Total Capacity, gal.: 1500 Dose Volume, gal.: 200.0
Reserve Capacity, gal.: 865.1
e. Laterals Number: 10 Total Length: 290'
Diameter: 1" Spacing: 3.75'
f. Connecting Pipe Diameter: 4" Length: 10'
g. Manifold Diameter: 3" Length: 15'
h. Disposal Field - Type of Installation: Mounded Soil Replacement
Design Permeability (Percolation Rate): 6-20 in/hr
Trenches - Width: _____ Total Length: _____ Bed - Area: 1334 sf
i. Seepage Pits: Design Percolation Rate: _____ Number of Pits: _____
Total Percolating Area Provided: _____

IV. Attachments (Check items included):

☒ General Plan of System Showing Location of All System Components, No Larger Than 8 1/2 Inches x 14 1/2 inches, Unless Prior Approval Given.
☒ X-Sections of Each System Component Including Grease Trap, Septic Tank, Dosing Tank, Disposal Field, Seepage Pits, and Interceptor Drains.
☒ Pump Performance Curve
☐ Other - Specify: _____

V. I hereby certify that the information furnished on Form 4 of this application is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:148.

Signature of Professional Engineer



Date:

7/18/12N.J. License No. 34795

Seal

HOPEWELL TOWNSHIP HEALTH DEPARTMENT

Block 25Lot 24APPLICATION FOR PERMIT TO ALTER
AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM

Form 5. Design of Pressure or Gravity Dose System

I. Configuration of Distribution Network:

Type of Manifold: ☐ End ☒ CentralDistribution Laterals: Number 10Length, ft 29Total Lateral Volume (V_l), gal. 11.8Hole Diameter, ins. 1/4Hole Spacing, ins. 36Diameter of Laterals, ins. 1.0

II. Lateral Discharge Rate

Design Pressure Head at Distal End of Laterals, H_p , ft. 2.5Hole discharge rate, Q , gpm: 1.18Number of Holes per Lateral, n : 9Lateral Discharge Rate, ($Q \times n$), gpm: 10.62III. Manifold Length, ft. 15Manifold Diameter, ins. 3Total Manifold Volume (V_m), gal. 5.5IV. System Discharge Rate, gpm 106.2

V. Dose Volume:

Design Volume of Sewage, gal/day 800Design Permeability, in/hr 6-20

or Percolation Rate, min/in

Total Volume of Delivery Pipe (V_p), gal.: 12.9Internal Volume of Distribution Network (V), ($V_p + V_m + V_l$), gal.: 30.2Dose Volume, gal.: 200.0Pump Tank Size (ft^2) 50

VI. a. Pump Selection:

Length of Delivery Pipe 35'Diameter of Delivery Pipe 3"Volume. 12.9Friction Loss in Delivery Pipe, H_f , ft. 0.92Elevation of Dosing Tank Low Water Level 95.25Elevation of Lateral Invert: 101.50Elevation Head, H_e , ft. 6.25Total Operating Head, H_t ($H_p + H_f + H_e$), ft. 9.67Pump Model Goulds 3886Rated Horsepower 1/2Pump Discharge Rate at Total Operating Head, gpm 125 +/-Pump Displacement Volume, gal.: 7.5

b. Siphon Elevation:

Diameter of Delivery Pipe

Length of Delivery Pipe

Volume:

Friction Loss in Delivery Pipe, H_f , ft.Velocity Head, H_v , ft.Total Operating Head, H_t ($H_p + H_f + H_v$):

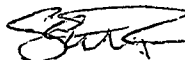
Elevation of Lateral Invert

Elevation of Siphon Invert:

Internal horizontal area of dosing tank in (ft^2):

VII. I hereby certify that the information furnished on Form 5 of this application is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

Signature of Professional Engineer


Date: 7/18/11N.J. License No. 34795

Seal

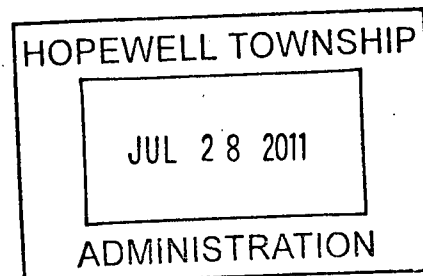
Septic System Alteration Design

for

Steve Walters

Block 25, Lot 24

Hopewell Township,
Mercer County, New Jersey



DESIGN

DATE:

HOPEWELL TOWNSHIP HEALTH DEPT.

APPROVED

July 18, 2011

DESIGN

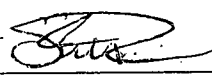
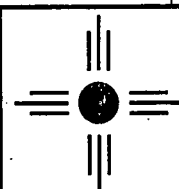
DATE:

HOPEWELL TOWNSHIP HEALTH DEPT.

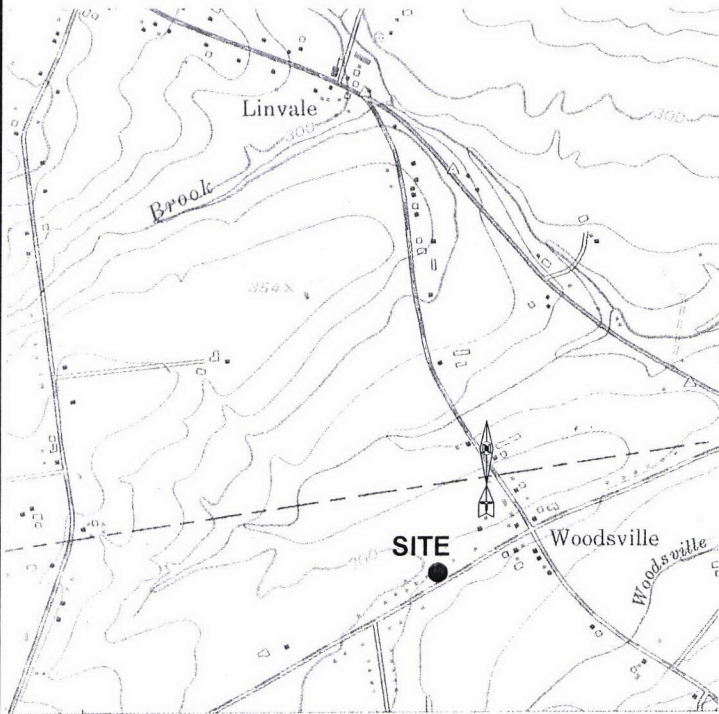
APPROVED

SHEET INDEX

Sheet #	Sheet Name
SW-1	Cover Sheet
SW-2	Key Maps
SW-3	Existing & Proposed Conditions
SW-4	Disposal Field Details
SW-5	Septic Tank Details
SW-6	Pump Tank Details
SW-7	Piping Details
SW-8	Design Notes
SW-9	General Notes

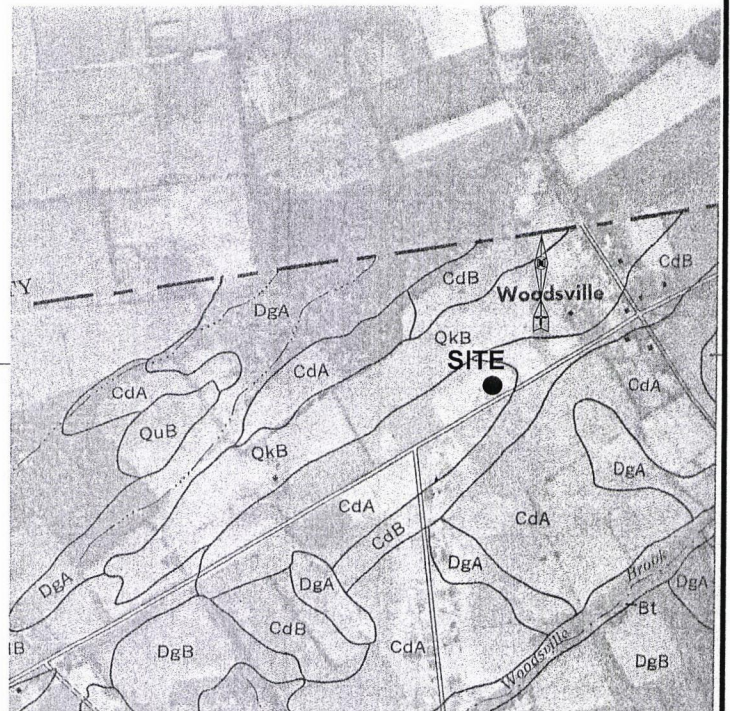
			DWG NO.	BRE JOB#:	DATE:	SHEET:
			SW-1	11-1158	July 18, 2011	1 of 9
REVISION DESCRIPTION	DATE	APPROVED				
 STEPHEN M. RISSE, P.E. New Jersey Professional Engineer License No. GE34795			 BAYER-RISSE ENGINEERING, INC. 78 ROUTE 173 WEST, SUITE 6 HAMPTON, NEW JERSEY 08827 PHONE 908-735-2255 FAX. 908-735-5838 Certificate of Authorization No. 24GA27943900			

SITE MAP
1:26,000



USGS HOPEWELL, NJ
QUADRANGLE
1:24,000

USDA MERCER COUNTY
SOIL SURVEY
1:15,840



Septic System Alteration Design
Key Maps

Steve Walters Block 25, Lot 24 Hopewell Township, Mercer County, New Jersey 254 Lambertville-Hopewell Road

DRAWN BY: WMJ	DESIGNED BY: WMJ	CHECKED BY: SMR	DWG NO. SW-2	BRE JOB#: 11-1158	SCALE: As Noted	DATE: July 18, 2011	SHEET: 2 of 9
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STEPHEN M. RISSE, P.E.

New Jersey Professional Engineer License No. GE34795



BAYER-RISSE ENGINEERING, INC.

78 ROUTE 173 WEST, SUITE 6

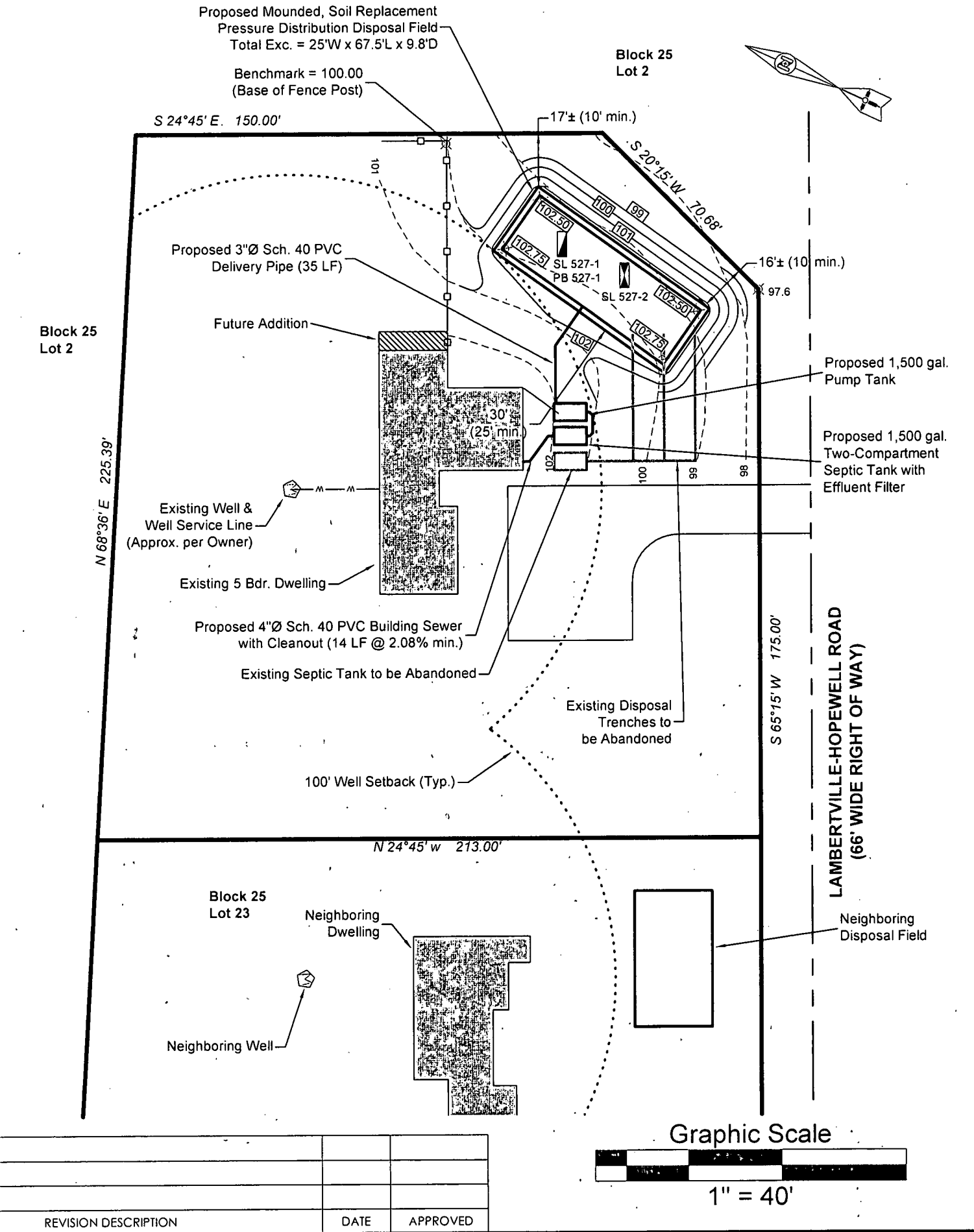
HAMPTON, NEW JERSEY 08827

PHONE 908-735-2255 FAX. 908-735-5838

Certificate of Authorization No. 24GA27943900

254 Lambertville-Hopewell Road (Block 25, Lot 24)
Hopewell Township, Mercer County, NJ
Lot Size: 1.0 Acres

NOTE:
Other than shown below, there are no neighboring wells or disposal systems within 200' of the proposed disposal system.



**Septic System Alteration Design
Existing & Proposed Conditions**

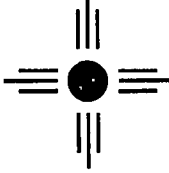
Steve Walters Block 25, Lot 24 Hopewell Township, Mercer County, New Jersey 254 Lambertville-Hopewell Road

DRAWN BY: WMJ	DESIGNED BY: WMJ	CHECKED BY: SMR	DWG NO. SW-3	BRE JOB#: 11-1158	SCALE: As Noted	DATE: July 18, 2011	SHEET: 3 of 9
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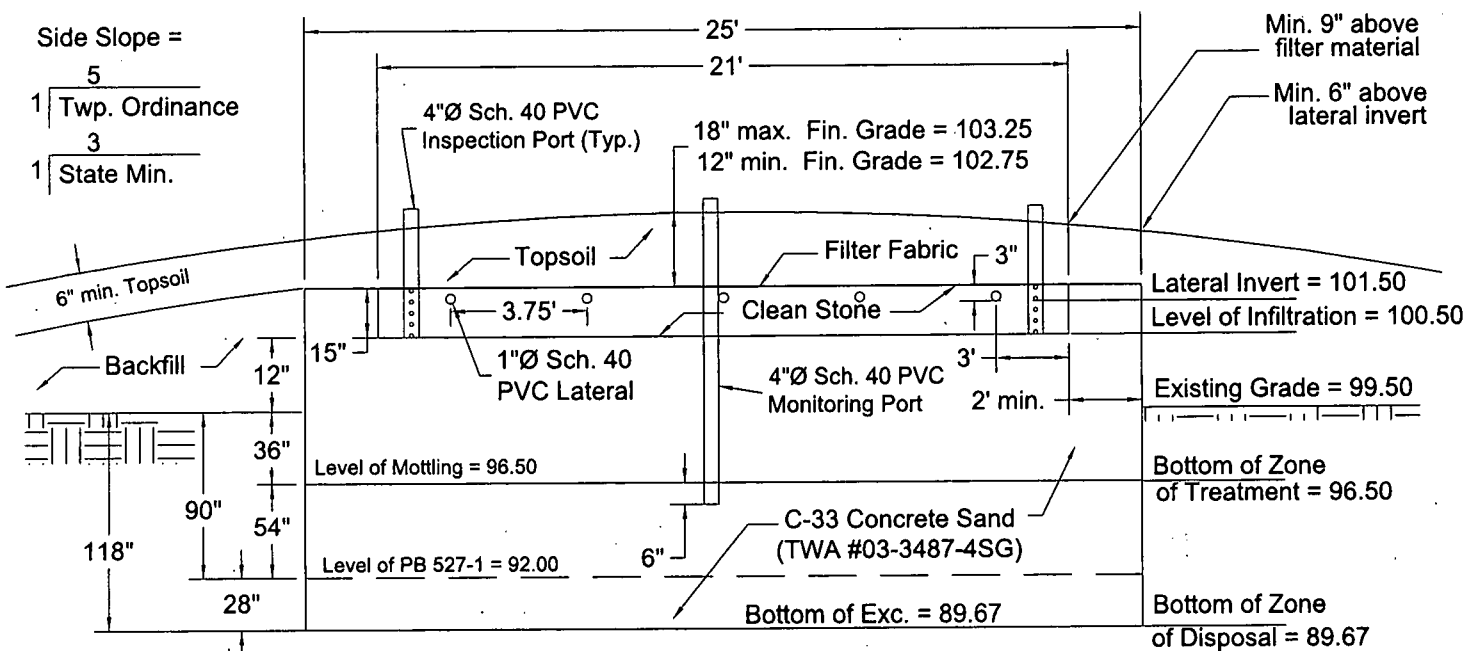


STEPHEN M. RISSE, P.E.

New Jersey Professional Engineer License No. GE34795



BAYER-RISSE ENGINEERING, INC.
78 ROUTE 173 WEST, SUITE 6
HAMPTON, NEW JERSEY 08827
PHONE 908-735-2255 FAX. 908-735-5838
Certificate of Authorization No. 24GA27943900

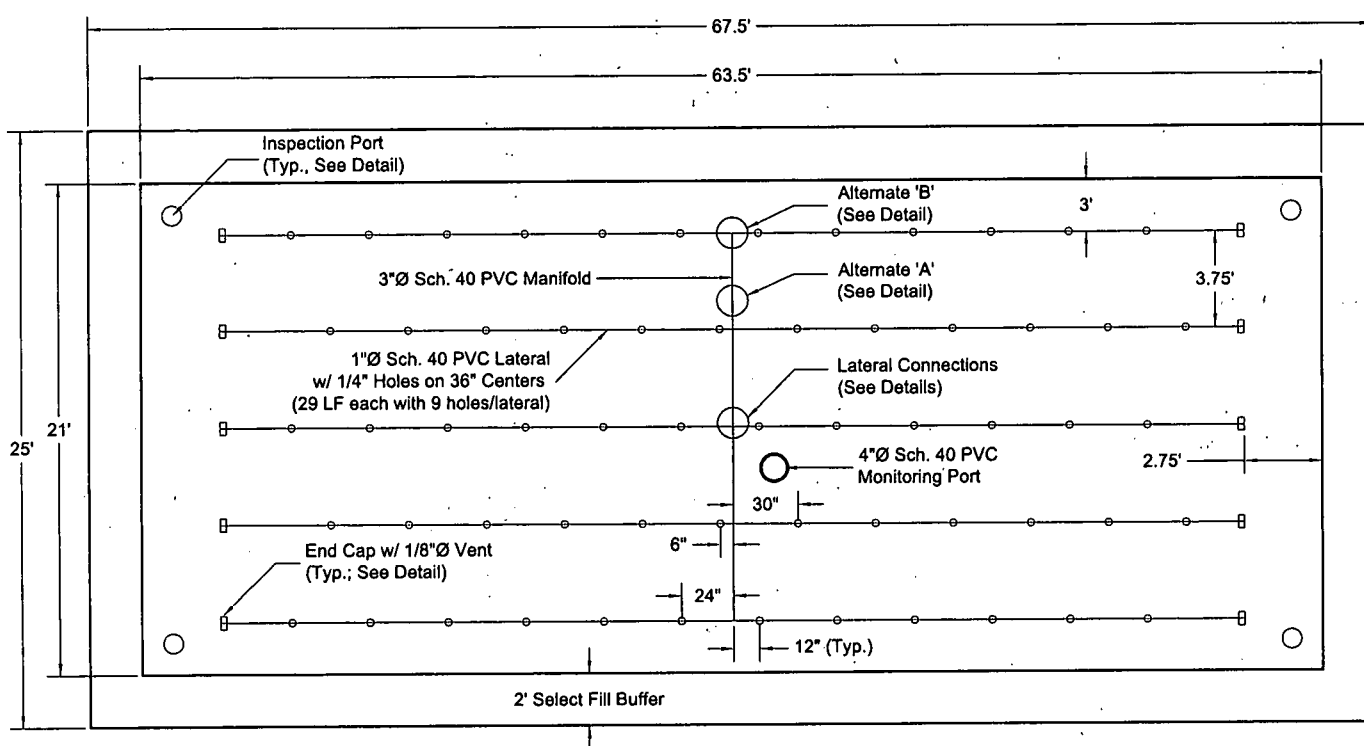


*Filter Fabric shall be a non-woven geotextile product (See General Note #18).

**Clean filter stone shall be NJDOT #3, 4, or 24 (See General Note #22)

DISPOSAL FIELD SECTION VIEW

Not to Scale



Note:

Laterals shall be installed approximately level. The maximum slope shall be 2 in. per 100 ft.

DISPOSAL FIELD PLAN VIEW

Not To Scale

REVISION DESCRIPTION	DATE	APPROVED

Septic System Alteration Design Disposal Field Details

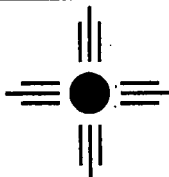
Steve Walters Block 25, Lot 24 Hopewell Township, Mercer County, New Jersey 254 Lambertville-Hopewell Road

DRAWN BY: WMJ	DESIGNED BY: WMJ	CHECKED BY: SMR	DWG NO. SW-4	BRE JOB#: 11-1158	SCALE: As Noted	DATE: July 18, 2011	SHEET: 4 of 9
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Stephen M. Risse

STEPHEN M. RISSE, P.E.

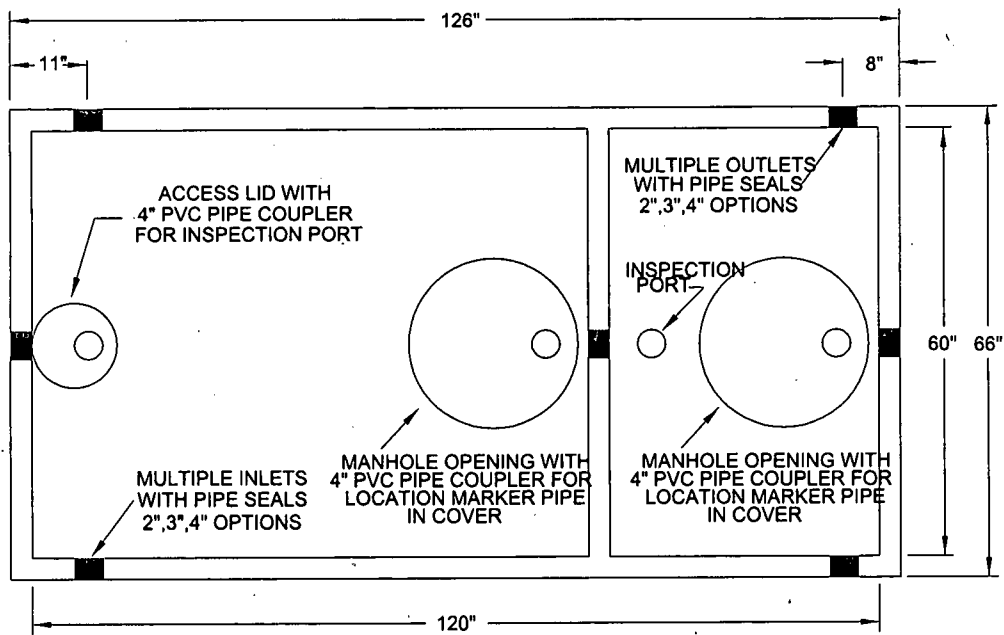
New Jersey Professional Engineer License No. GE34795



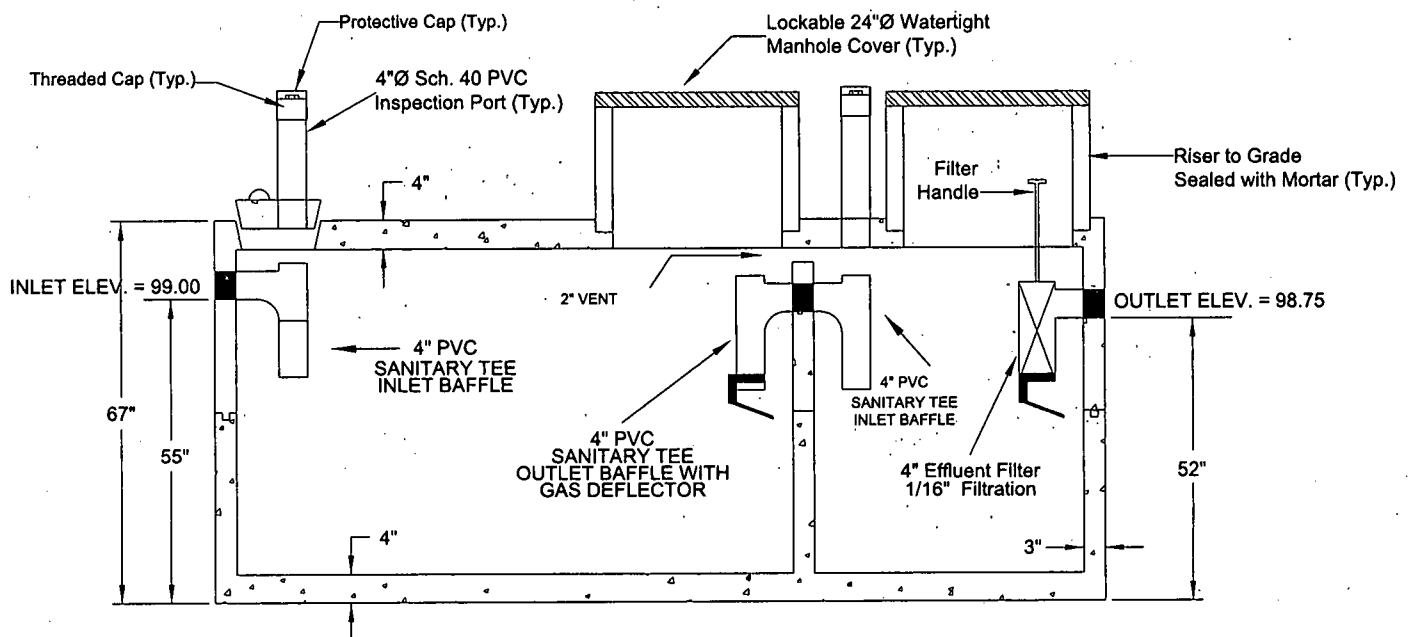
BAYER-RISSE ENGINEERING, INC.

78 ROUTE 173 WEST, SUITE 6
HAMPTON, NEW JERSEY 08827
PHONE 908-735-2255 FAX. 908-735-5838

Certificate of Authorization No. 24GA27943900



PLAN VIEW



SECTION VIEW

NOTE: EFFLUENT FILTER REQUIRES REGULAR CLEANING. ROUTINE CLEANING SHALL BE PERFORMED DURING SEPTIC TANK PUMPING OR SHALL NOT EXCEED A 3 YEAR PERIOD. MORE FREQUENT CLEANING CYCLES MAY BE NECESSARY DEPENDING ON HOUSEHOLD HABITS/USE.

NJ 1,500 GALLON TWO-COMPARTMENT SEPTIC TANK

Not to Scale

REVISION DESCRIPTION	DATE	APPROVED

Septic System Alteration Design Septic Tank Details

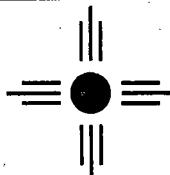
Steve Walters Block 25, Lot 24 Hopewell Township, Mercer County, New Jersey 254 Lambertville-Hopewell Road

DRAWN BY: WMJ	DESIGNED BY: WMJ	CHECKED BY: SMR	DWG NO. SW-5	BRE JOB#: 11-1158	SCALE: As Noted	DATE: July 18, 2011	SHEET: 5 of 9
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[Signature]

STEPHEN M. RISSE, P.E.

New Jersey Professional Engineer License No. GE34795



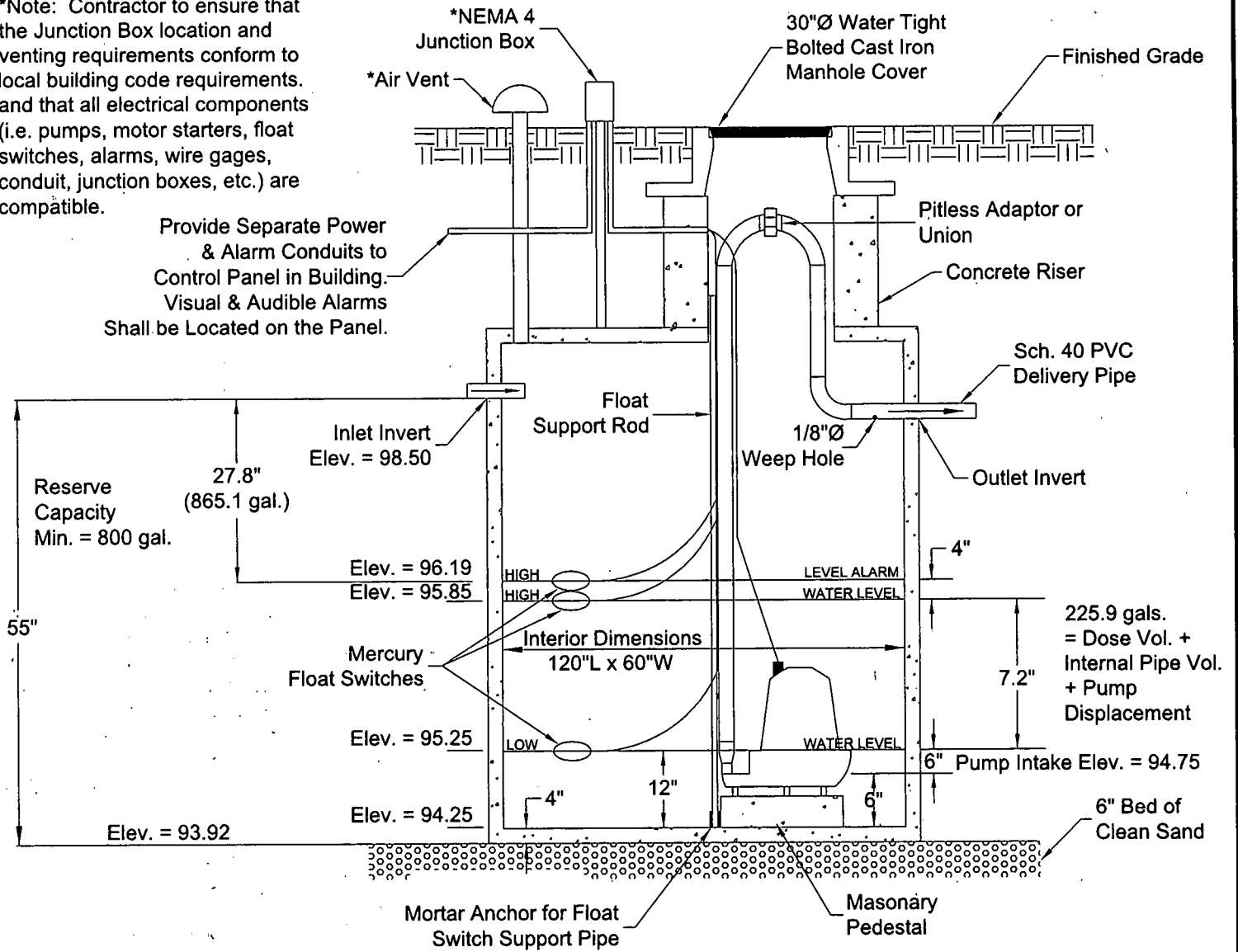
BAYER-RISSE ENGINEERING, INC.

78 ROUTE 173 WEST, SUITE 6
HAMPTON, NEW JERSEY 08827
PHONE 908-735-2255 FAX. 908-735-5838

Certificate of Authorization No. 24GA27943900

*Note: Contractor to ensure that the Junction Box location and venting requirements conform to local building code requirements. and that all electrical components (i.e. pumps, motor starters, float switches, alarms, wire gages, conduit, junction boxes, etc.) are compatible.

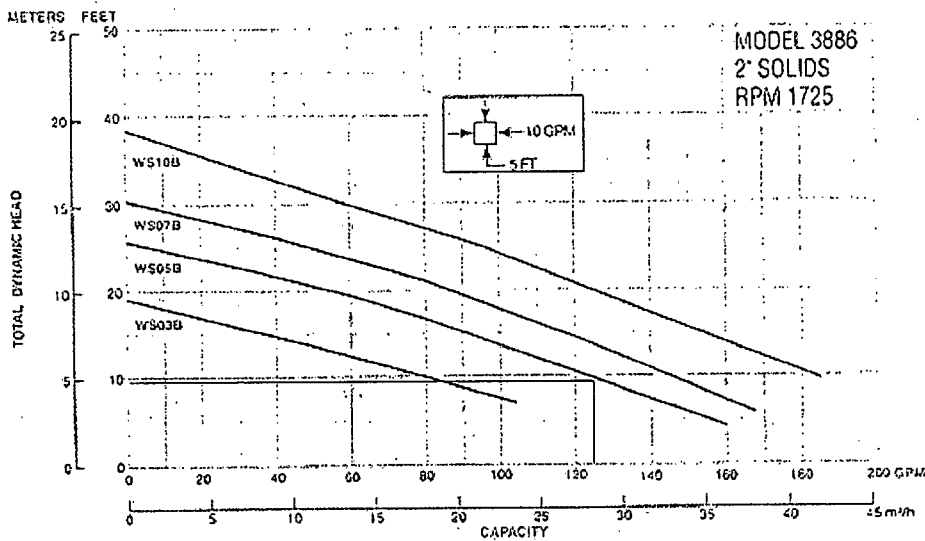
Provide Separate Power & Alarm Conduits to Control Panel in Building. Visual & Audible Alarms Shall be Located on the Panel.



1,500 Gal. PUMP DOSING TANK

Not to Scale

by Flemington Precast & Supply, L.L.C.



The pump shall be a Goulds Model 3886 (1/2 hp, 115 V, single phase) or approved equal. The pump shall be capable of delivering a minimum of 106.2 gpm against a total dynamic head of 9.7 feet.

REVISION DESCRIPTION	DATE	APPROVED	

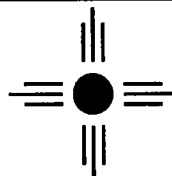
Septic System Alteration Design Pump Tank Details

Steve Walters Block 25, Lot 24 Hopewell Township, Mercer County, New Jersey 254 Lambertville-Hopewell Road

DRAWN BY: WMJ	DESIGNED BY: WMJ	CHECKED BY: SMR	DWG NO. SW-6	BRE JOB#: 11-1158	SCALE: As Noted	DATE: July 18, 2011	SHEET: 6 of 9
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STEPHEN M. RISSE, P.E.

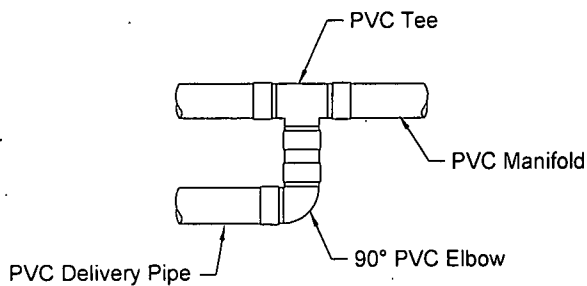
New Jersey Professional Engineer License No. GE34795



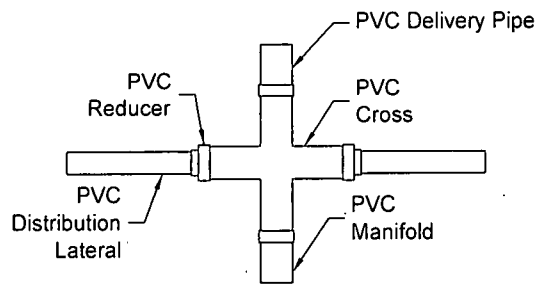
BAYER-RISSE ENGINEERING, INC.

78 ROUTE 173 WEST, SUITE 6
HAMPTON, NEW JERSEY 08827
PHONE 908-735-2255 FAX 908-735-5838

Certificate of Authorization No. 24GA27943900



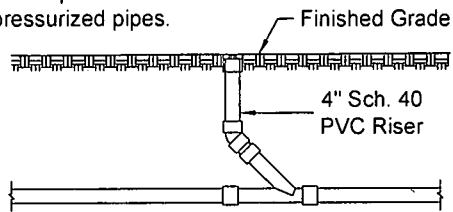
ALTERNATE 'A'



ALTERNATE 'B'

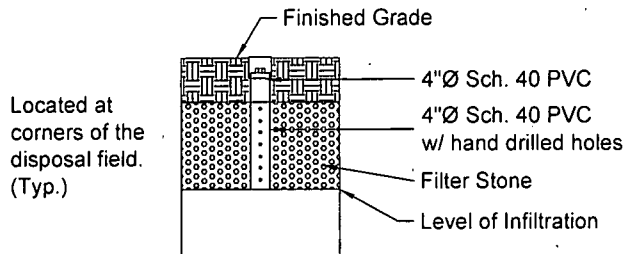
DELIVERY PIPE TO MANIFOLD CONNECTION
Not To Scale

NOTE: Cleanouts shall not be provided on pressurized pipes.

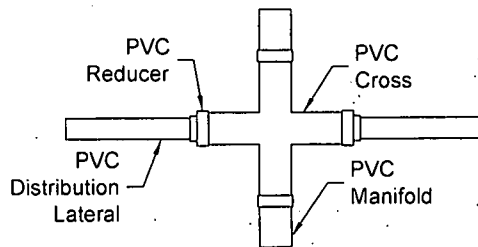


Gravity Flow Pipe Only

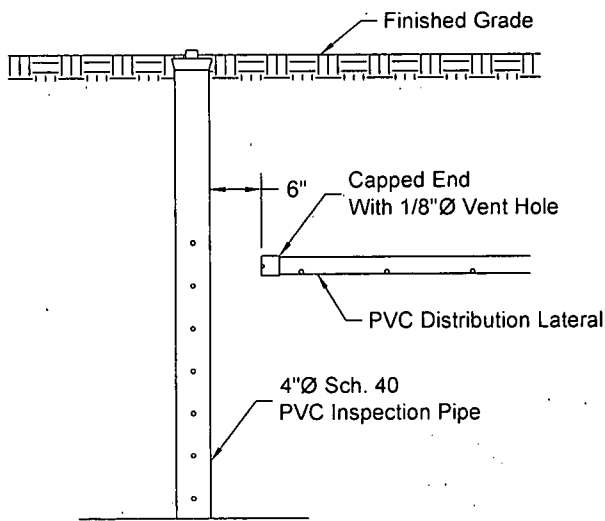
CLEAN OUT DETAIL
Not To Scale



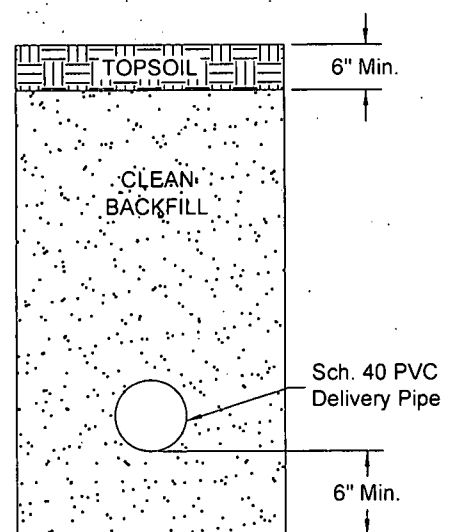
INSPECTION PORT DETAIL
Not To Scale



MANIFOLD TO LATERAL CONNECTION
Not to Scale



DISTRIBUTION LATERAL DETAIL
Not To Scale



Note:
Clean Backfill shall be free of large stone and objectionable material. Clean Backfill shall be compacted in 12" max. lifts.

FORCE MAIN BEDDING DETAIL
Not To Scale

REVISION DESCRIPTION	DATE	APPROVED

**Septic System Alteration Design
Piping Details**

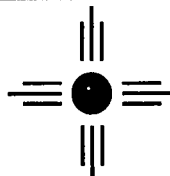
Steve Walters Block 25, Lot 24 Hopewell Township, Mercer County, New Jersey 254 Lambertville-Hopewell Road

DRAWN BY: WMJ	DESIGNED BY: WMJ	CHECKED BY: SMR	DWG NO.: SW-7	BRE JOB#: 11-1158	SCALE: As Noted	DATE: July 18, 2011	SHEET: 7 of 9
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[Signature]

STEPHEN M. RISSE, P.E.

New Jersey Professional Engineer License No. GE34795



BAYER-RISSE ENGINEERING, INC.

78 ROUTE 173 WEST, SUITE 6
HAMPTON, NEW JERSEY 08827
PHONE 908-735-2255 FAX. 908-735-5838

Certificate of Authorization No. 24GA27943900

1)	SOIL LOGS	May 27, 2011
SL 527-1		
0-12"	Topsoil with fine/medium roots.	
12-69"	10YR7/6 Yellow Silt Loam; subangular blocky, friable; no seepage; commom, fine, distinct mottling 36-69" (10YR7/2 Light Gray).	
69-120"	Nonsoil; fractured shale with 15% fillings; rapid seepage at 72". Pit Bail PB 527-1 performed at 90" (K = 2.5 in/hr; 24 hr. SWL = 72")	
>120"	Machine Refusal	

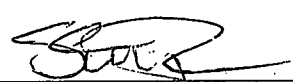
SL 527-2		May 27, 2011
0-12"	Topsoil with fine/medium roots.	
12-70"	10YR7/6 Yellow Silt Loam; subangular blocky, friable; no seepage; commom, fine, distinct mottling 38-70" (10YR7/2 Light Gray).	
70-118"	Nonsoil; fractured shale with 10% fillings; moderate seepage at 90".	
>118"	Machine Refusal	

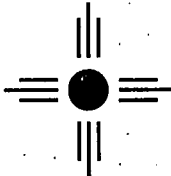
- 2) PERMEABILITY TESTS
- | Test Number | Field | Related Soil Log | Depth | Result |
|-------------|---------|------------------|-------|---------------|
| PB 527-1 | Primary | SL 527-1 | 90" | K = 2.5 in/hr |
- 3) DESIGN FLOW
- Existing 5 bedroom dwelling
 - First bedroom @ 200 gpd = 200 gpd
 - 4 additional bedrooms @ 150 gpd / bedroom = 600 gpd
 - Proposed Design Flow = 800 gpd
- 4) DISPOSAL FIELD, SEPTIC TANK, AND DOSING TANK SIZING
- (a) The disposal field is a mounded, soil replacement pressure distribution disposal bed system. N.J.A.C. 7:9A 10.2(c) requires a minimum of 1.33 square feet per gallon per day for this type of system. The Hopewell Township Health Department requires a minimum increase of 25% over the design rate. The design permeability for this type of system is 6-20 in/hr.
- 800 gpd x 1.33 ft²/gpd x 25% = 1330 ft²
Use a 21 ft x 63.5 ft disposal bed = 1334 ft². (25 ft x 67.5 ft with buffer)
- Use one 3" dia. Sch. 40 PVC central manifold system with ten (10) 1" dia. Sch. 40 PVC laterals, 29' long on 3.75 ft centers (see detail). Laterals shall be hand drilled with 1/4" dia. holes on 3 ft centers. Holes shall be offset by 1.5 ft on adjacent laterals. All holes shall be hand reamed to remove burrs prior to assembly. The pump shall be a Goulds model 3886 (1/2 hp, 115 V, single phase) or approved equal; and shall be capable of delivering a minimum of 106.2 gpm at a total dynamic head of 9.7 ft.
- (b) The existing septic tank shall be pumped, crushed and buried in place unless otherwise directed by the administrative authority. A licensed hauler shall pump the existing tank. Receipt of septage removed shall be submitted to the local Health Department.
- (c) N.J.A.C. 7:9A-8.2b(1) is used to size the septic tank. The Hopewell Township Health Department requires an additional 250 gallon storage capacity in addition to the minimum State requirement. The septic tank is a 1,500 gallon, two-compartment concrete septic tank which meets the requirements of N.J.A.C. 7:9A-8.2h and 7:9A-8.2i(4). The new septic tank shall be fit with inspection ports, septic solids retainer, effluent filter and a riser flush with grade. (See Septic Tank Detail)
- (d) A pump dosing tank with on/off float switches and high level alarm will be provided and will meet all the requirements of N.J.A.C. 7:9A-9.2. The dosing tank is a 1,500 gallon concrete tank which meets the requirements of N.J.A.C. 7:9A-8.2e and 7:9A-8.2h. (See Pump Dosing Tank Detail)
- (e) Inspection ports shall be placed in the disposal field and shall extend down to the level of infiltration.
- (f) A 4" dia. sch. 40 PVC monitoring port with lockable cap shall be placed in the disposal field and shall extend six inches (6") below the bottom of the zone of treatment.

REVISION DESCRIPTION	DATE	APPROVED

Steve Walters Block 25, Lot 24 Hopewell Township, Mercer County, New Jersey 254 Lambertville-Hopewell Road

DRAWN BY: WMJ	DESIGNED BY: WMJ	CHECKED BY: SMR	DWG NO.: SW-8	BRE JOB#: 11-1158	SCALE: As Noted	DATE: July 18, 2011	SHEET: 8 of 9
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STEPHEN M. RISSE, P.E.
New Jersey Professional Engineer License No. GE34795



BAYER-RISSE ENGINEERING, INC.
78 ROUTE 173 WEST, SUITE 6
HAMPTON, NEW JERSEY 08827
PHONE 908-735-2255 FAX. 908-735-5838
Certificate of Authorization No. 24GA27943900

GENERAL NOTES:

1. This Wastewater disposal system has been designed in accordance with the requirements of N.J.A.C. 7:9A, Standards for Individual Subsurface Sewage Disposal Systems and the requirements of the Hopewell Township Health Department. This plan is not a survey and is to be used for construction of the septic system only. It is not intended to be used as a plot plan for construction of any structures or proposed improvements.
2. Property line information has been obtained from a survey plan prepared by Robert H. Lesslie dated September 11, 1994.
3. Topographic information has been obtained by Bayer-Risse Engineering, Inc. during an on-site soil evaluation conducted on May 27, 2011. All soil testing was conducted by Bayer-Risse Engineering, Inc. and witnessed by a representative of Hopewell Township.
4. The Engineer and the Health Department shall be notified 48 hours prior to construction so that all inspections may be scheduled. All phases of the construction shall be inspected and approved by the Engineer and Health Department prior to backfilling.
5. Inspection Schedule
 - Stake out and stockpiling of sand
 - Open ditch
 - Sand emplacement, compaction, and percolation rate
 - Stone & Lateral emplacement
 - Tanks and final grading
6. Sand Specifications: Concrete Sand (TWA #03-3487-4SG) shall have:
 - A coarse fragment content (greater than No. 8 sieve) less than 15% by volume or less than 20% by weight
 - A textural analysis (composition by weight of the size fraction passing the particular sieve as stated):
 - 100% passing 3/8" sieve; 80%-100% passing No. 8 sieve; 50%-85% passing No. 16 sieve; 25%-60% passing No. 30 sieve; 10%-30% passing No. 50 sieve; 2%-10% passing No. 100 sieve.
 - Permeability from 6 - 20 in./hr. (percolation rate 3-15 min./in.)
7. All sand shall be stockpiled on-site and tested by the Engineer prior to placement into the disposal area.
8. Sand shall be installed in twelve inch (12") maximum lifts and compacted in conformance with N.J.A.C. 7:9A-10.4f(3). After installation and compaction, percolation tests shall be conducted at the level of infiltration in accordance with the number and placement requirements shown in Appendix C of N.J.A.C. 7:9A.
9. No wheeled vehicles are to be driven over any part of the disposal area.
10. The Engineer will inspect the entire installation of the system and provide a Certificate of Compliance and Record Drawings to the Health Department.
11. Prior to the disposal bed stake out by the Engineer and any construction activities, the installer shall require the owner to have all underground utilities located by the responsible utility company(ies). CALL 1-800-272-1000 BEFORE YOU DIG.
12. Construction information is based on topography of plan. Elevations may be modified after final survey.
13. Disposal area shall be graded so that surface runoff is diverted away from the disposal area.
14. The Engineer and the Health Department shall review and approve any field changes and deviations from this design.
15. The installer shall be responsible for obtaining any and all of the required permits prior to construction.
16. After completion of backfilling and final grading, all disturbed areas shall be raked, seeded and mulched to establish a vegetative cover in a manner acceptable to the Administrative Authority.
17. The installer shall ensure that all materials used in the construction of the system are in accordance with N.J.A.C. 7:9A et. seq. and meet the specifications of the design.
18. Filter fabric shall be a non-woven geotextile product (TerraTex SD or approved equal).
19. No trees are to remain within ten feet (10') of the disposal area.
20. Septic tank(s) shall be located a minimum of 10 ft and disposal areas shall be located a minimum of 25 ft from dwellings.
21. Septic tank(s) shall be located a minimum of fifty feet (50'), disposal area(s) shall be located a minimum of one hundred feet (100'), and building sewer(s) shall be located a minimum of twenty-five feet (25') from a well.
22. Crushed stone filter material shall be NJDOT number 3, 4, or 24 size stone and be free of fines, dust, ashes, or clay.
23. All septic disposal fields shall be constructed at least 25 ft from excavated cuts (drop) greater than 2 ft.
24. There are no off-site wells within 100 ft and no off-site disposal fields within 50 ft of the proposed disposal field.
25. Bayer-Risse Engineering, Inc. makes no representation as to the location and/or adequacy of the internal plumbing and electric service. The limits of this design are from the septic tank to the disposal area.
26. This septic design has been based on the soil conditions and site constraints evident at the time soil testing was performed. If subsurface conditions present at the time of construction vary significantly from those documented during soil testing the contractor shall immediately cease construction and notify the Engineer and the Health Department so that appropriate action may be taken.
27. Garbage disposal units shall not be permitted with this sewage disposal system.

REVISION DESCRIPTION	DATE	APPROVED

Septic System Alteration Design
General Notes

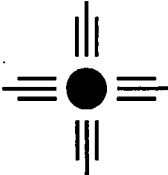
Steve Walters Block 25, Lot 24 Hopewell Township, Mercer County, New Jersey 254 Lambertville-Hopewell Road

DRAWN BY:	DESIGNED BY:	CHECKED BY:	DWG NO.	BRE JOB#:	SCALE:	DATE:	SHEET:
WMJ	WMJ	SMR	SW-9	11-1158	As Noted	July 18, 2011	9 of 9



STEPHEN M. RISSE, P.E.

New Jersey Professional Engineer License No. GE34795



BAYER-RISSE ENGINEERING, INC.
78 ROUTE 173 WEST, SUITE 6
HAMPTON, NEW JERSEY 08827
PHONE 908-735-2255 FAX. 908-735-5838
Certificate of Authorization No. 24GA27943900

L + S Excavating

Learn a Stone Waters

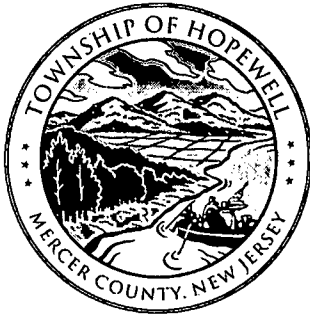
9/19/2011 - Bed Excavation Started. C.M. DiCocco
OK to Sand + Dis. operating!

9/21/2011 - Shot top-o-Sand - OK to Store + Pipe.

9/22/2011 - Stone + Pipe OK. OK to Cover.

9/23/2011 - Tarps Set + Delivery Line Installed.

1/18/12 - Pump & Alarm OK
Final grade - OK



TOWNSHIP of HOPEWELL

MERCER COUNTY

DEPARTMENT OF HEALTH

Serving Hopewell Borough & Pennington Borough

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

Phone: 609.737.0120 Fax: 609-737-6836

Steven Walters
254 Lambertville Hopewell Rd
Hopewell NJ 08525

July 29, 2011

RE: Block 25 Lot 24

To Whom It May Concern:

Your application for an alteration to an onsite subsurface sewage disposal system has been approved with the following conditions:

SEWAGE DISPOSAL PERMITS ARE VALID FOR TWO YEARS FROM DATE OF ISSUE.

1. A copy of this letter must be forwarded to your construction contractor and sewage disposal installer prior to installation of said system.
2. The sewage disposal system must be located and staked prior to installation by a licensed surveyor or professional engineer to guarantee the proper alignment of the system in the area of the soil tests, and to insure it will conform to all site restrictions as represented on the attached design.
3. An acceptable grading plan has been included and must be constructed accordingly and can only be changed with township and design engineer approval.
4. The required elevation of the sewage disposal system should be verified by the licensed professional engineer or surveyor, the builder and the plumbing contractor as it relates to the foundation height, the point where the sewer line exits the dwelling and the height of the septic tank. If this is a gravity system and the minimum height of the sewer line is not maintained, an ejector system will be required after the septic tank.
5. An onsite conference is required with your installer and a representative from this office prior to installation of any part of this system. This should avoid any problem during the installation which can be costly to all parties concerned.
6. The design engineer must be notified at the beginning of the installation. Field measures must be made for the required as-built design, and grading plan certifications. The as-built must show soil test location, distances to the tank and D-box as measured from two fixed points, also, any changes caused by site conditions, construction changes and installation problems. If this is a raised system, the as-built grading

plan must be certified by the engineer that it is as designed, showing all inverts and contour lines. The as-built will provide a detailed location of the installed system so it can be located once it is covered.

7. No excavating machinery shall be permitted in the excavation during construction. A track-hoe or back-hoe must be used to dig the excavation. Sand must be available at the start of construction to cover the bottom and to protect open fractures etc.
8. All trees within 10 feet of a conventional disposal system or within the area of the extended clay fill and sloped area of a raised disposal/mound system must be removed.
9. All phases of construction of the disposal system must be inspected by the Health Department. It is your responsibility (or your contractors) to notify the Health Department by no later than 9:00 a.m. on every day that construction is underway so inspections can be scheduled. Systems will be dug up if not inspected by this office!
10. A certificate of compliance will not be issued if the system is not completed and the grades certified. Raised systems must be stabilized. All systems must be seeded or sodded and have established vegetative growth.
11. All septic tanks must comply with new tank requirements and also be provided with locking manhole access lids to final grade as required by NJDEP 7: 9A.
12. All sand and clay fill must be stock piled on site and certified by a licensed laboratory or by the design engineer once in place using a perc test.
13. Hopewell Township requires a 50% larger, two compartment septic tank whenever a sewer ejector is utilized in a dwelling.

Effective January 1, 1990 the New Jersey Department of Environmental Protection enacted a law requiring all Existing septic tank must be fitted with concrete risers and cast-iron manhole covers to grade.

Very truly yours,

George K. Kiesel
Environmental Health Coordinator



CERTIFICATE OF COMPLIANCE

County Mercer County Municipality Hopewell Township

INSTRUCTIONS: Part A is to completely filled in for all Certifications. Only Part B or Part C will be completed. Part B will be completed if the administrative authority relies upon the certification signed and sealed by a New Jersey licensed professional engineer that the system has located, constructed, installed or altered in compliance with the requirements of the N.J.A.C. 7:9A-1 and the Application to Construct/Alter/Repair an Individual Subsurface Sewage Disposal System which was approved by the administrative authority. Part C will be completed if the administrative authority performed the certification.

Part A – General Information

1. Permitted Activities (Check applicable categories)

Permit Number _____

- ☐ New Construction
☒ Alteration/No Expansion or Change of Use
☐ Alteration/Expansion or Change of Use
☒ Alteration/Malfunctioning System
☐ Deviation from Standards
☐ Repairs to Existing System

2. Location of Project:

Municipality Hopewell Block 25 Lot 24

Street Address 254 Lambertville-Hopewell Road

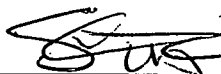
Name and Present Address of Applicant: Steve Walters

254 Lambertville-Hopewell Road Hopewell, NJ 08525

Applicant's Phone Number: 609-209-2609

Part B – Professional Engineers Certification

I certify under penalty of law that the subsurface sewage disposal system identified in Part A has been located, constructed, installed or altered in compliance with the requirements of N.J.A.C. 7:9A-1 and the Application to Construct/Alter/Repair and Individual Subsurface Sewage Disposal System which was approved by the administrative authority. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.



(Signature)

Date: _____

11/8/11

Stephen M. Risse, P.E. License No. GE34795

Name (Type or Print), License #

SEAL

Part C – Certification by Administrative Authority

I certify under penalty of law that the subsurface sewage disposal system identified in Part A has been located, constructed, installed or altered in compliance with the requirements of N.J.A.C. 7:9A-1 and the Application to Construct/Alter/Repair and Individual Subsurface Sewage Disposal System which was approved by the administrative authority. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Authorized Signature

Type of License Held

Name (Typed of Printed)

License Number

Date: _____

HOPEWELL TOWNSHIP HEALTH DEPARTMENT

201 Washington Crossing-Pennington Road
Titusville, New Jersey 08560

ENGINEER CERTIFICATION OF FILL MATERIAL

Block 25 Lot 24

Disposal System Design Rate 6-20 in/hr

Quarry Phoenix-Pinelands

I hereby certify that the fill material used in the:

☐ Zone of Treatment

☐ Zone of Disposal

meets the specifications of **N.J.A.C. 7:9A-10.1(f)4&5**

Textural Analysis:

	Zone of Treatment	Zone of Disposal
Sand	%	%
Silt	%	%
Clay	%	%
Coarse Fragments	% vol. ☐ wt. ☐	% vol. ☐ wt. ☐

☐ Percolation test result _____ min/in

☐ Tube permeameter test result _____ in/hr

☐ Soil permeability class rating K _____

(Note: a K5 rating requires a percolation test or tube permeameter test in place.)

I certify that the textural analysis, permeability, and compaction of the fill material meet the requirements of N.J.A.C. 7:9A-10.4(f).

Engineer's Signature and Seal

Date

I hereby certify that the fill material used in the:

☒ Zone of Treatment

☒ Zone of Disposal

meets the specifications of **TWA Permit Number**

03-3487-4SG (issued 3-1-03)

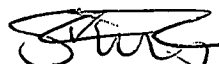
Textural Analysis:

	Zone of Treatment	Zone of Disposal
3/8" sieve	100%	100%
No. 8 sieve	90%	90%
No. 16 sieve	84%	84%
No. 30 sieve	60%	60%
No. 50 sieve	15%	15%
No. 100 sieve	4%	4%
Coarse fragments (No. 8 sieve)	6% vol. ☐ wt. ☒	6% vol. ☐ wt. ☒

☒ Percolation test result 3.0 min/in

☐ Tube permeameter test result _____ in/hr

I certify that the textural analysis, permeability, and compaction of the fill material meet the requirements of N.J.A.C. 7:9A-10.4(f).



Stephen M. Risse, P.E.

Engineer's Signature and Seal

11/2/11

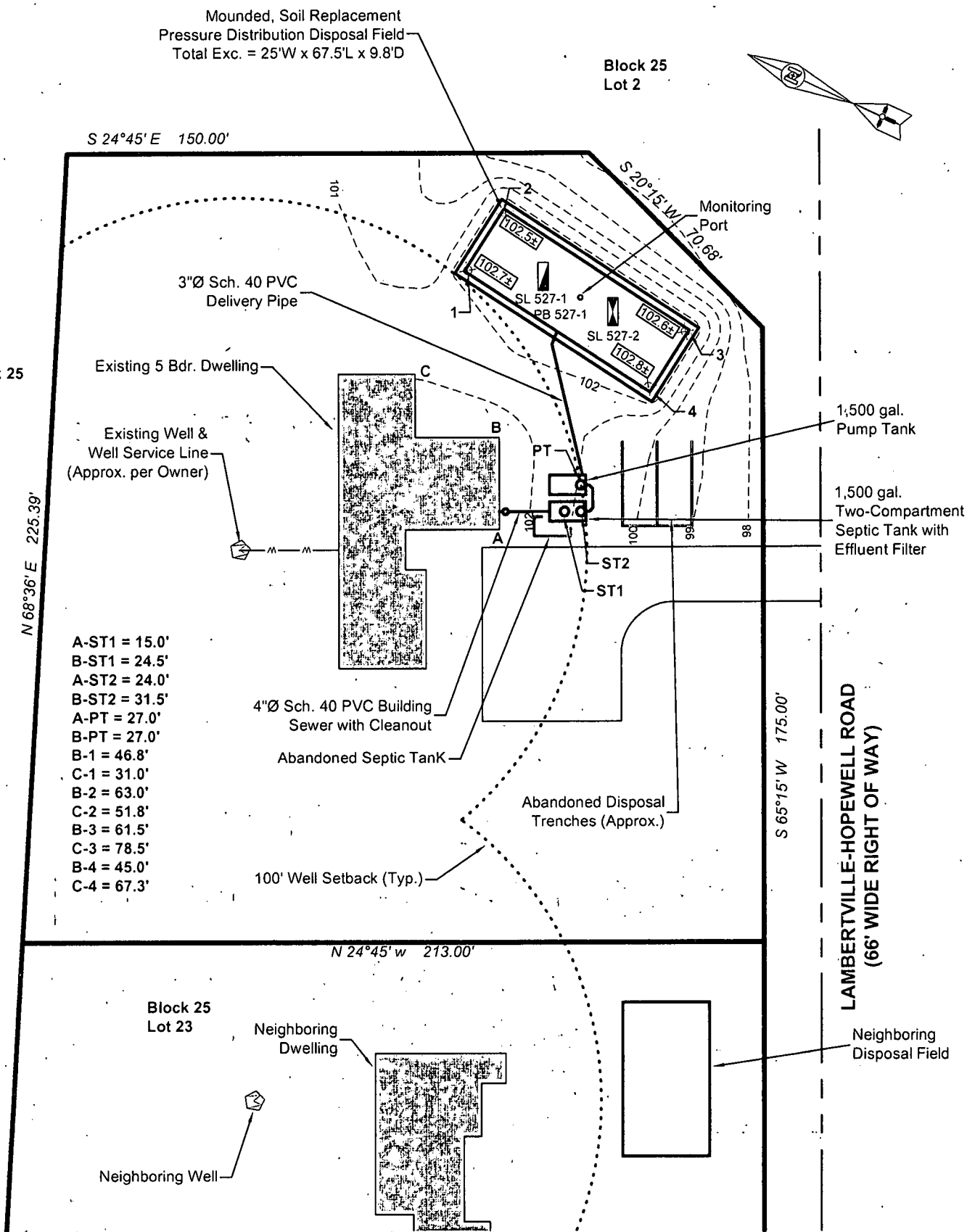
Date

254 Lambertville-Hopewell Road (Block 25, Lot 24)
Hopewell Township, Mercer County, NJ
Lot Size: 1.0 Acres

AS - BUILT DESIGN APPROVED

DATE: 11/15/11

HOPEWELL TOWNSHIP HEALTH DEPT.



REVISION DESCRIPTION	DATE	APPROVED

Septic System Alteration Design
Record Drawing Plan

Steve Walters Block 25, Lot 24 Hopewell Township, Mercer County, New Jersey 254 Lambertville-Hopewell Road

DRAWN BY: WMJ	DESIGNED BY: WMJ	CHECKED BY: SMR	DWG NO. REC-1	BRE JOB#: 11-1158	SCALE: As Noted	DATE: November 3, 2011	SHEET: 1 of 1
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STEPHEN M. RISSE, P.E.

New Jersey Professional Engineer License No. GE34795



BAYER-RISSE ENGINEERING, INC.
78 ROUTE 173 WEST, SUITE 6
HAMPTON, NEW JERSEY 08827
PHONE 908-735-2255 FAX. 908-735-5838
Certificate of Authorization No. 24GA27943800

CERTIFICATE OF COMPLIANCE

County Mercer County Municipality Hopewell Township

INSTRUCTIONS: Part A is to completely filled in for all Certifications. Only Part B or Part C will be completed. Part B will be completed if the administrative authority relies upon the certification signed and sealed by a New Jersey licensed professional engineer that the system has located, constructed, installed or altered in compliance with the requirements of the N.J.A.C. 7:9A-1 and the Application to Construct/Alter/Repair an Individual Subsurface Sewage Disposal System which was approved by the administrative authority. Part C will be completed if the administrative authority performed the certification.

Part A – General Information

1. Permitted Activities (Check applicable categories)

Permit Number _____

- ☐ New Construction
☒ Alteration/No Expansion or Change of Use
☐ Alteration/Expansion or Change of Use
☒ Alteration/Malfunctioning System
☐ Deviation from Standards
☐ Repairs to Existing System

2. Location of Project:

Municipality Hopewell Block 25 Lot 24

Street Address 254 Lambertville-Hopewell Road

Name and Present Address of Applicant: Steve Walters

254 Lambertville-Hopewell Road Hopewell, NJ 08525

Applicant's Phone Number: 609-209-2609

Part B – Professional Engineers Certification

I certify under penalty of law that the subsurface sewage disposal system identified in Part A has been located, constructed, installed or altered in compliance with the requirements of N.J.A.C. 7:9A-1 and the Application to Construct/Alter/Repair and Individual Subsurface Sewage Disposal System which was approved by the administrative authority. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.



(Signature)

Date: _____

11/8/11

Stephen M. Risse, P.E. License No. GE34795

Name (Type or Print), License #

SEAL

Part C – Certification by Administrative Authority

I certify under penalty of law that the subsurface sewage disposal system identified in Part A has been located, constructed, installed or altered in compliance with the requirements of N.J.A.C. 7:9A-1 and the Application to Construct/Alter/Repair and Individual Subsurface Sewage Disposal System which was approved by the administrative authority. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Authorized Signature

Type of License Held

Name (Typed of Printed)

License Number

Date: _____

HOPEWELL TOWNSHIP HEALTH DEPARTMENT

201 Washington Crossing-Pennington Road
Titusville, New Jersey 08560

ENGINEER CERTIFICATION OF FILL MATERIAL

Block 25 Lot 24

Disposal System Design Rate 6-20 in/hr

Quarry Phoenix-Pinelands

I hereby certify that the fill material used in the:

☐ Zone of Treatment

☐ Zone of Disposal

meets the specifications of N.J.A.C. 7:9A-10.1(f)4&5

Textural Analysis:

	Zone of Treatment	Zone of Disposal
Sand	%	%
Silt	%	%
Clay	%	%
Coarse Fragments	% vol. ☐ wt. ☐	% vol. ☐ wt. ☐

☐ Percolation test result _____ min/in

☐ Tube permeameter test result _____ in/hr

☐ Soil permeability class rating K _____

(Note: a K5 rating requires a percolation test or tube permeameter test in place.)

I certify that the textural analysis, permeability, and compaction of the fill material meet the requirements of N.J.A.C. 7:9A-10.4(f).

Engineer's Signature and Seal

Date

I hereby certify that the fill material used in the:

☒ Zone of Treatment

☒ Zone of Disposal

meets the specifications of TWA Permit Number

03-3487-4SG (issued 3-1-03)

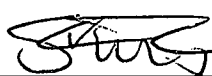
Textural Analysis:

	Zone of Treatment	Zone of Disposal
3/8" sieve	100%	100%
No. 8 sieve	90%	90%
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No. 30 sieve	60%	60%
No. 50 sieve	15%	15%
No. 100 sieve	4%	4%
Coarse fragments (No. 8 sieve)	6% vol. ☐ wt. ☒	6% vol. ☐ wt. ☒

☒ Percolation test result 3.0 min/in

☐ Tube permeameter test result _____ in/hr

I certify that the textural analysis, permeability, and compaction of the fill material meet the requirements of N.J.A.C. 7:9A-10.4(f).

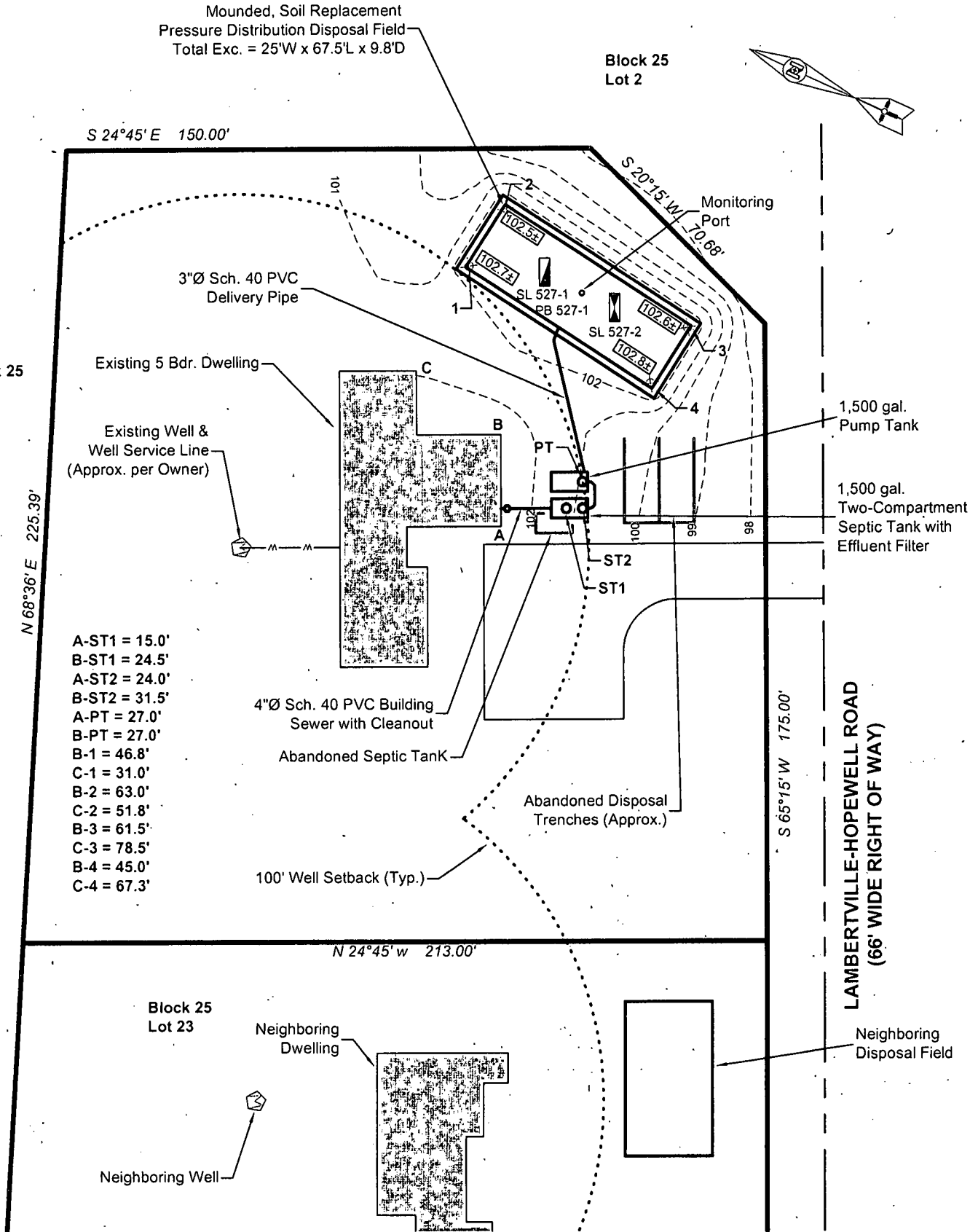

Stephen M. Risse, P.E.

Engineer's Signature and Seal

11/2/11
Date

254 Lambertville-Hopewell Road (Block 25, Lot 24)
Hopewell Township, Mercer County, NJ
Lot Size: 1.0 Acres

AS - BUILT DESIGN APPROVED
DATE: 11/15/11
HOPEWELL TOWNSHIP HEALTH DEPT.



REVISION DESCRIPTION	DATE	APPROVED

Septic System Alteration Design
Record Drawing Plan

Steve Walters. Block 25, Lot 24 Hopewell Township, Mercer County, New Jersey. 254 Lambertville-Hopewell Road

DRAWN BY:	DESIGNED BY:	CHECKED BY:	DWG NO.	BRE JOB#:	SCALE:	DATE:	SHEET:
WMJ	WMJ	SMR	REC-1	11-1158	As Noted	November 3, 2011	1 of 1

STEPHEN M. RISSE, P.E.

New Jersey Professional Engineer License No. GE34795



BAYER-RISSE ENGINEERING, INC.
78 ROUTE 173 WEST, SUITE 6
HAMPTON, NEW JERSEY 08827
PHONE 908-735-2255 FAX. 908-735-5838
Certificate of Authorization No. 24GA27043900

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF HOPEWELL
MERCER COUNTY, NEW JERSEY**

CASE NO. 2011-12

**Steven & Heather Walters
254 Lambertville – Hopewell Road (Block 25, Lot 24)**

RESOLUTION

WHEREAS, STEVEN WALTERS and HEATHER WALTERS ("Applicants"), by and through their counsel, Eric S. Goldberg, Esquire of Stark & Stark, P.C., having applied to the Hopewell Township Zoning Board of Adjustment ("Board") for bulk variances in order to reconstruct their home that was destroyed by fire, as more specifically described below, for property designated as Lot 24 in Block 25 on the Hopewell Township Tax Map, located at 254 Lambertville - Hopewell Road (the "subject property"), in the Mountain Resource Conservation ("MRC") zoning district; and

WHEREAS, the Board held a hearing on this application on June 1, 2011; and

WHEREAS, the Board provided an opportunity for comments and questions from interested parties and the public; and

WHEREAS, the Board reviewed the evidence presented, and based on said evidence, the information contained in the application, the representations made by the Applicants, and the testimony provided during the hearing, the Board made the following factual findings and conclusions of law:

JURISDICTION

1. The Board entertained jurisdiction over the application pursuant to Sections 17-53, -54, -55 and -160 of the Hopewell Township Land Use and Development Ordinance ("LUDO") and N.J.S.A. 40:55D-70c(1).

2. Applicants complied with the notification and publication requirements of the Municipal Land Use Law ("MLUL") and the LUDO.

APPLICATION

3. Applicants propose to construct a new, 3,080 square foot, single-family residence on the existing foundation of the property's former home, which was destroyed in a March 4, 2011 fire.

4. The new residence will be a single-story, four bedroom, 2½-bath structure with a one-car attached garage, partial basement, and a 17' x 24' (408 square foot) office / study located above the garage.

5. Details of the proposed improvements are more specifically shown on the plans submitted by Applicants, entitled "Residence Reconstruction, Tax Sheet 7, Tax Block 25, Tax Lot 24, 254 Route 518, Hopewell, NJ 08525", consisting of 12 sheets, prepared by Michael Burns Architects (Michael Burns, Architect, NJ Lic. No. 07838), dated May 16, 2011, with no revisions.

6. Pursuant to N.J.S.A. 40:55D-70c, Applicant requests the following variances from the requirements of Section 17-160.i of the LUDO in order to construct the proposed improvements:

	MRC Zoning Req.	R-250 Standards*	Existing	Proposed	Variances Requested
Min. Lot Area	14 acres	3 acres	1.04 acres	1.04 acres	12.96 acres no change
Min. Lot Width	400'	250'	225.39'	225.39'	174.61' no change
Min. Lot Depth	500'	300'	213'	213'	287' no change
Min. Front Yard	150'	100'	76'	76'	74' no change
Min. Right Side Yard	75'	60'	71'	65'-1"	9.92'
Max. Lot Coverage	6%	10%	12.2%	12.6%	6.6%
* R-250 Zoning Requirements included for reference pursuant to grandfathering provision of Section 17-160.m.1 of the LUDO					

7. During the hearing, the Board considered the testimony of the following witness(es):

- a. Steven Walters, Applicant.
- b. Michael Burns, Applicant's Architect. The Board recognized Mr. Burns as an expert witness.
- c. Robert Miller, Township Zoning Officer.

8. The Board also considered the following staff reports: May 20, 2011 memorandum report of George Kiesel, Senior REHS, Hopewell Township Health Department.

9. There were no exhibits presented during the hearing other than that which had been previously submitted to the Board as part of the Application.

FINDINGS OF FACT

10. The subject property is an irregularly shaped lot located on the northern side of Lambertville - Hopewell Road (County Route 518), approximately 815' west of Marshall's Corner Woodsville Road. It is approximately 1.04± acres in size.

11. The property was improved with a one-story, 2,532 square foot, single family residence constructed in or about 1959. On March 4, 2011, the house was destroyed by a large fire that engulfed the structure, leaving little more than the existing foundation, chimney and debris remaining.

12. Applicants propose to remove the remainder of the structure, including the surviving chimney, and re-construct the residence on top of the existing foundation. The house will utilize essentially the same footprint, but an attached garage will be constructed at the western (left) side of the house and a small cantilever extension to the master bedroom will be added to the eastern (right) side of the house. Approximately 2' will be added to the height of the basement and crawl-spaces in order to increase the ceiling height and functionality of the areas. Applicants will also extending the existing driveway approximately 10' to connect the existing driveway to the new garage.

13. The above-ground swimming pool, located at the northeast corner of the house in the rear yard, was not lost in the fire and will remain, as will the children's jungle gym. A small backyard storage shed will be removed as part of the reconstruction.

14. At over one-acre in size, the property is one of the larger residential lots in the immediate neighborhood. The subject property's dimensions and former residential structure predate the Township's MRC zoning requirements. Under the MRC provisions, the front-yard and rear-yard setbacks overlap, resulting in no permissible building area on this undersized lot.

15. Pursuant to Section 17-160.m.1 of the LUDO, known as the "grandfathering" provision, a single-family detached dwelling located in the MRC District, which received a certificate of occupancy prior to September 20, 2001, may be enlarged without an appeal to

Board, even though the dwelling may be on a nonconforming lot, subject to the requirements of the former R-250 Zoning District.

- a. Here, the subject property predates and is undersized for the requirements of both the MRC Zoning district and the former R-250 Zoning District.
- b. Had the residence survived the fire or been only “partially” destroyed (less than 50% destroyed), the R-250 requirements would have been utilized.
- c. Under the R-250 bulk standards, the proposed residence would be located predominantly within the R-250 “building envelope.”
- d. However, because the structure was completely destroyed by the house fire, thereby “terminating” the pre-existing non-conforming condition, the present application is held to the requirements of the MRC Zoning District.

16. The Board notes that the new residence will not change the minimum lot area, minimum lot width, minimum lot depth or minimum front-yard setback, as existed with the prior home.

17. The extension of the master bedroom will result in a structural overhang of less than 6' and an overall 0.4% increase in impervious coverage.

18. The new house will be oriented south, facing the road. Exterior finish and trim will be residential in character, maintaining the overall appearance of a ranch house. It will be in keeping with the visual appearance of the neighborhood and surrounding properties.

19. The addition of the garage and expansion to accommodate the master bedroom are functional and appropriate additions to the residence and will add functionality to the home.

20. An existing mature tree line virtually surrounds the property, shielding views of the proposed house from neighboring residences. Additionally, the property located to the east of the home (Lot 2), next to the master bedroom extension, is a large flag-lot with its access drive (the “flagpole” portion of the lot) located adjacent to the subject property. Therefore, the proposed extension of the home will not be visible to, nor impact upon, any neighboring residences.

21. Applicant did consider alternative layouts for the home, such as constructing a two story structure with a smaller building footprint to reduce impervious coverage, but was constrained by insurance requirements to utilize the existing foundation to reconstruct the home.

CONCLUSIONS

22. The Board finds that there will be no substantial detriment to the public good and there will be no substantial impairment of the intent and purpose of the zone plan or zoning ordinance by reason of the grant of the requested variance.

23. The Board finds that utilizing the surviving foundation for the reconstruction of Applicants' home destroyed by fire earlier this year is appropriate and warranted. The size of the property, utilization of pre-existing setbacks from neighboring residences, and dense, mature tree-line surrounding the property, will serve to mitigate views of the structure. In light of these factors, the Board's granting of the requested variances will not have a detrimental impact on the neighboring properties and will not impair or impede the goals of the Township Master Plan and LUDO.

24. The Board has determined that Applicants have sustained their burden of satisfying the positive and negative criteria for obtaining the requested variances and that the application is in the public interest and is in compliance with the applicable standards set by the MLUL and LUDO.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Hopewell, that on June 1, 2011, and memorialized by this Resolution this 6th day of July, 2011, that Applicants, STEVEN WALTERS and HEATHER WALTERS, be and hereby are GRANTED a 12.96 acre minimum lot area variance, a 174.61' minimum lot width variance, a 287' minimum lot depth variance, a 74' minimum front-yard setback variance, a 9.92' minimum right side-yard setback variance, and a 6.6% maximum lot coverage variance, pursuant to N.J.S.A. 40:55D-70c(1), necessary for the construction of the above referenced improvements on the subject property as presented; and

BE IT FURTHER RESOLVED that this variance approval is subject to and conditioned upon satisfaction of the following condition(s): Payment of all outstanding real estate taxes, assessments and land development escrow charges, if any, and the supplementation of the escrow account, if necessary, within 30 days of any notice of account deficiency.

**ORIGINAL ROLL CALL VOTE
JUNE 1, 2011**

Those in Favor: Cane, Gold, Klapinski, Moser, Schoelwer, van Raalte, Chairman Connolly.

Those Opposed: None.

Those Abstained: None.

Those Absent: Cacciabauda.

Present But Ineligible
to Vote: Murray.

**MEMORIALIZING ROLL CALL VOTE
JULY 6, 2011**

Those in Favor: Gold, Moser, van Raalte, Vice Chairman Klapinski.

Those Opposed: None.

Those Abstained: None.

Those Absent: Cane, Murray, Schoelwer, Chairman Connolly

Present But Ineligible
to Vote: Cacciabauda.

CERTIFICATION

The foregoing is a true copy of the Resolution of Memorialization adopted by the Board of Adjustment of the Township of Hopewell on July 6, 2011, memorializing the action taken at the June 1, 2011 meeting of the Board.


ANNE B. MOORE, Recording Secretary
Zoning Board of Adjustment
Township of Hopewell, State of New Jersey



TOWNSHIP of HOPEWELL

MERCER COUNTY

DEPARTMENT OF HEALTH

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

Phone: 609.737.0120 Fax: 609-737-6836 www.hopewelltp.org

Mr. Steven Walters
254 Lambertville-Hopewell Rd
Hopewell NJ 08525

June 2, 2011

RE: Block 25 Lot 24

Dear Mr. Walters, this office is in receipt of the septic system evaluation from Bayer-Risse Engineering dated May 31 2011.

Based on the findings of this report, it appears that the existing septic system is malfunctioning and does not meet current State and local codes. Before a certificate of Occupancy for the reconstructed dwelling can be issued, it will be necessary for you to conduct a septic system alteration in accordance with NJAC 7:9a to update the septic system to current codes.

I believe the report adequately describes the procedures required to conduct an Alteration in Hopewell Township and that the cost estimates mentioned in the report are within reason for a septic system alteration in your area.

Please contact this office with any questions that may arise.

Sincerely,

George Kiesel

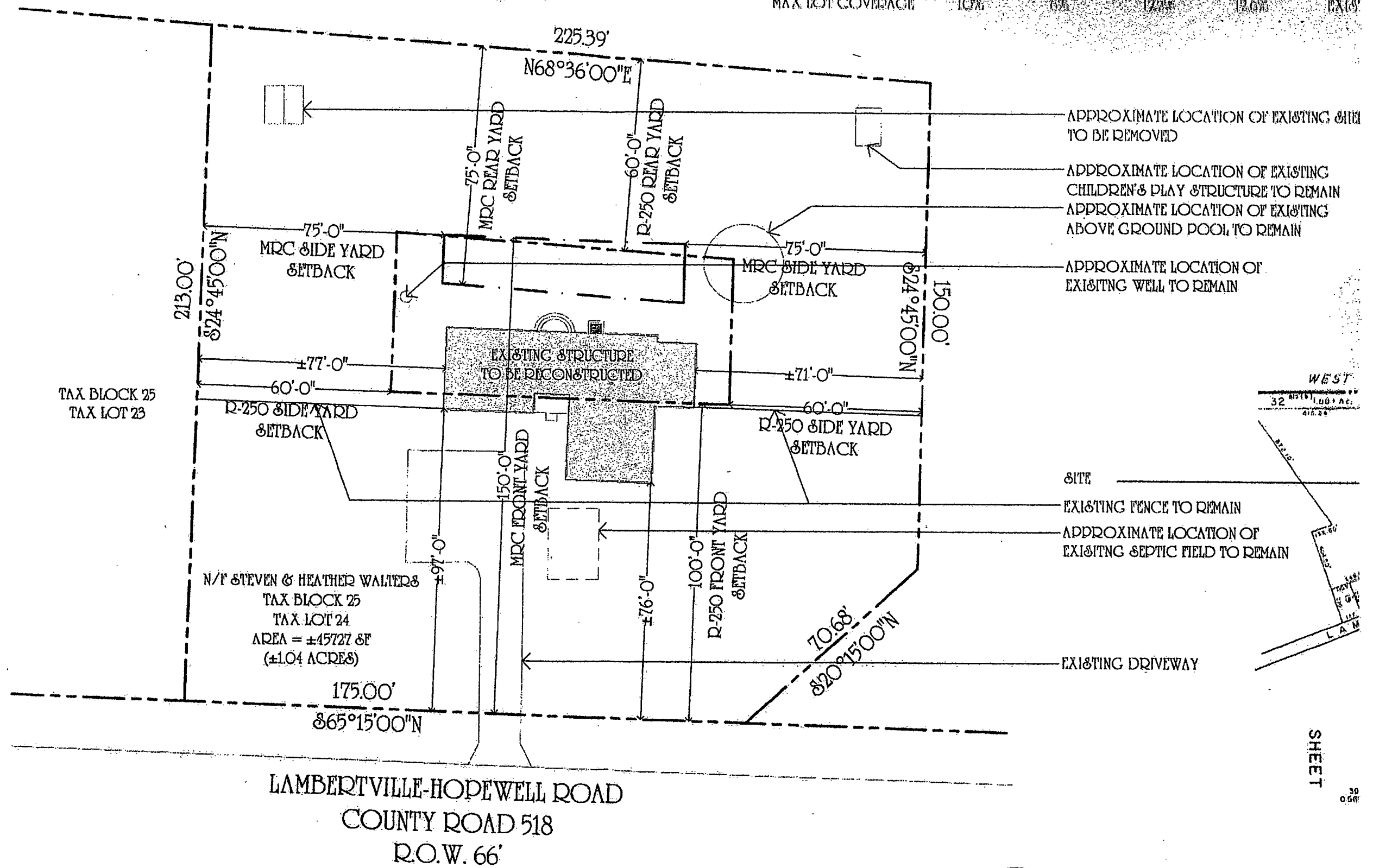
Senior REHS

[illegible]

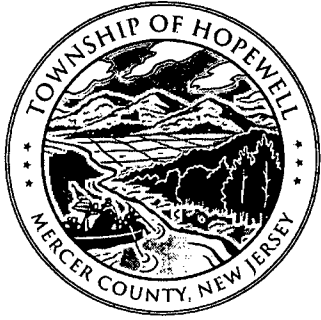
LOCATION D
NTS

TAX BLOCK 25
TAX LOT 2

MIN. FRONT YARD	10.00'	15.00'	20.00'	25.00'	30.00'
MIN. SIDE YARD	5.00'	7.50'	10.00'	12.50'	15.00'
MIN. REAR YARD	10.00'	15.00'	20.00'	25.00'	30.00'
MAX. BLDG. HEIGHT	10'	12'	14'	16'	18'
MAX. LOT COVERAGE	10%	15%	20%	25%	30%



NOTE



Hopewell Township Health Department

MEMORANDUM

To: Robert Miller Zoning Officer

From: George Kiesel Senior REHS

Date: 5/20/2011

Subject: Block 25 Lot 24 – 254 Lambertville Hopewell Rd.

The Health Department takes no exception to the granting of Zoning variances for the above mentioned property.

George Kiesel, Senior REHS.
201 Washington Crossing – Pennington Rd.
Titusville NJ 08560
609-737-0120 ext. 635
Gkiesel@hopewelltp.org

HOPEWELL TOWNSHIP

© MEMORANDUM ©

TO: George Kiesel, Environmental Health Specialist

FROM: Robert Miller, Community Development Coordinator / Zoning Officer

DATE: May 20, 2011

RE: Zoning Board Application:
Meeting of June 1, 2011

Please review the attached application for the Zoning Board of Adjustment meeting and send me any written comments you may as soon as possible, but no later than May 25, 2011.

**Block 25, Lot 24 – 254 Lambertville-Hopewell Rd.
Walters, Steven & Heather
Hardship Variance**

Please call if you have any questions.

Thank you

Robert Miller, Community Development Coordinator / Zoning Officer
201 Wash Cross Penn Road
Titusville, NJ 08560
609-737-0612 ext 643
609-737-2770 fax
rmiller@hopewelltp.org

u:\zoning\professional memos\zboa-060111 walters.doc

George -
Bob says that
you are
familiar with
this - we
just need
Health Dept.
review. Thanks,
L.



TOWNSHIP OF HOPEWELL

MERCER COUNTY

ZONING BOARD

201 Washington Crossing Pennington Road

Titusville, New Jersey 08560-1410

Phone: 609.737.0612 Ext. 643

Fax: 609.737.2770

Block 25

Lot 24

LAND USE APPLICATION

1. <u>Application Type*</u>	<u>Fee</u>	<u>Escrow</u>
☐ Appeal	\$ _____	\$ _____
☐ Request for Zoning Interpretation	_____	_____
☒ Hardship/Bulk Variance	<u>100.00</u>	<u>750.00</u>
☐ Use Variance	_____	_____
☐ Conditional Use Permit	_____	_____
☐ Conceptual Review	_____	_____
☐ Minor Subdivision (Total Number of Lots _____)	_____	_____
☐ Preliminary Site Plan (_____ S.F. Improvements)	_____	_____
☐ Preliminary Major Subdivision (Total Number of Lots _____)	_____	_____
☐ Final Site Plan (_____ S.F. Improvements)	_____	_____
☐ Final Major Subdivision (Total Number of Lots _____)	_____	_____
☐ General Development Plan	_____	_____
☐ Resubmittal	_____	_____
☐ Other _____	_____	_____
Total Amount Paid	\$ <u>100.00</u>	\$ <u>750.00</u>

* Submit Appropriate Forms For Each Application Type

2. Name of Applicant: Steven & Heather Walters

Address: 254 Lambertville-Hopewell Road
Hopewell Township, NJ 08525

Telephone: (609) 466 - 1493 E-Mail: hwalters@ets.org

I have reviewed this application and accompanying documentation and consent to filing of the same with the Hopewell Township Planning Board/Zoning Board.

Heather Walters
Applicant's Signature

5-17-11
Date

3. Name of Development: Residence Reconstruction
Address of Property: 254 Lambertville-Hopewell Road
4. Zoning District MRC Tax Map: Page 7 Block 25 Lot 24
5. Name of Property Owner: Steven & Heather Walters
Address: 254 Lambertville-Hopewell Road
Hopewell Township, NJ 08525
- Telephone: (609) 466 - 1493

I have reviewed the general instructions to applicants, the application and accompanying documentation, and consent to filing of the same with the Hopewell Township Planning Board/Zoning Board.

Heather Walters 5-17-11
Owner's Signature Date

6. Applicant's Agent Name: Michael Burns Architects
Address: 19 North Franklin Street
Lambertville, NJ 08530
- Telephone: (609) 397 - 5508 E-mail: michael@michaelburnsarchitects.com

I do hereby appoint Michael Burns Architects to perform all duties as may be required to
Agent's Name (Please Print)
prosecute this application before the designated agencies and departments of the Township. 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.

Heather Walters 5-17-11
Applicant's Signature Date

I do hereby accept the responsibilities as agent for this application.

Michael Burns 17 May 2011
Agent's Signature Date

TOWNSHIP USE ONLY BELOW THIS LINE

Application No. _____ Fees Paid: _____
Date Received: _____ Receipt No.: _____
Time Received: _____
Referred to: Planning Board or Zoning Board (circle one)

**TOWNSHIP OF HOPEWELL
MERCER COUNTY, NEW JERSEY**

This is an application for a variance to allow a use or structure which is not permitted, by the Land Use Ordinance, in the zoning district.

A sketch or drawing of the property involved, showing all data relevant to this variance application must be attached to this form.

1. Description of the proposed use or structure:

Reconstruction of two story 3080 sf detached single family residence on the existing foundation of fire-damaged detached single family residence.

2. Present use of property: Detached Single Family Residence

3. Property dimensions, etc.:

	Minimum for Zone	Actual Now	Proposed
Lot Area	14 acres	1.04 acres	1.04 acres
Lot Width at Street	<u>400'</u>	<u>175'</u>	<u>175'</u>
Lot Width at Setback Line	<u>400'</u>	<u>225.39'</u>	<u>225.39'</u>
Lot Depth	<u>500'</u>	<u>213'</u>	<u>213'</u>
Front Setback	<u>150'</u>	<u>76'</u>	<u>76'</u>
Left Side Setback	<u>75'</u>	<u>77'</u>	<u>77'</u>
Right Side Setback	<u>75'</u>	<u>76'</u>	<u>65'-1"</u>
Rear Yard Setback	<u>75'</u>	<u>85'-11"</u>	<u>85'-11"</u>
Maximum Building Height	<u>35'</u>	<u>18'</u>	<u>25'-9"</u>
Structures, Blacktop & Other	<u>-</u>	<u>5,306 sf</u>	<u>5,504 sf</u>
Coverage (sq. ft.)			
Lot Coverage %	<u>6%</u>	<u>12.2%</u>	<u>12.6%</u>

Is the property a corner lot? No

Present Use of property: Detached Single Family Residence; Proposed Use: Detached Single Family Residence

Zoning District: MRC Ordinance: _____

(If the Applicant is requesting variances for more than one lot, the above information must be furnished for each lot.)

3. Specific provisions of Hopewell Township Ordinance which the proposed action would violate:

Minimum Lot Area, Minimum Lot Width, Minimum Lot Depth, Minimum Front Yard, Maximum Lot Coverage, Minimum Side Yard, Minimum Rear Yard

4. Date this Applicant acquired the property, or an interest in the property:

January 2004

Zoning district at that time: MRC

5. What peculiar and exceptional practical difficulties to the owner, or exceptional and undue hardship upon the owner, would result if this variance is not granted?

The loss of the existing residence was an unexpected event. The applicants are now dealing with additional living costs while they wait for the house to be reconstructed. They have elected to maintain and utilize the existing foundation walls in an effort to expedite the application and construction processes so that they may return to their home as quickly as possible. This existing foundation represents an existing nonconformity which existed prior to current zoning regulations.

6. Does the parcel have an unusual shape or size or other feature(s) which make this variance necessary? _____

If so, please explain.

The lot size is limited to 1.04 acres, which is significantly below the minimum lot size for the MRC zone causing the setbacks to be disproportionate to the lot. Due to the undersized lot, which existed prior to current regulations, if all setbacks and lot coverage requirements for the MRC zone were maintained, the lot would be unbuildable.

7. Why is it not possible or practical to relieve the difficulties or hardships in some other way, or by obtaining a lesser variance?

We are attempting to expedite this application process and minimize site disturbance by re-using the existing foundation walls, which places the structure in violation of the setback requirements of the MRC zone. Based on the MRC zone requirements, it would be impossible to build on this lot without violating the requirements.

8. Why wouldn't the granting of this variance be a substantial detriment to the public good or substantially impair the intent and purpose of the zoning plan and Land Use Ordinance?

We are re-using the existing foundation walls, therefore these violations to the zoning requirements of the MRC zone are violations that have been in place for many years prior to the house fire and the current zoning district. The relationship to the surrounding properties will remain as existed prior to the house fire.

9. Have you or any previous owner or anyone else applied for a Building Permit or made any other application to the Construction Official, the Zoning board of Adjustment or the Planning Board involving the property?

If yes, state the date, nature and disposition of each application:

The owners have previously applied for building permits in 2004 to install new heating and air conditioning units, new siding, a new roof, and to finish off a room to the rear of the house.

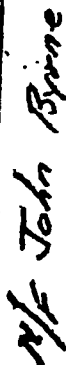
Date Filed: 18 May 2011

Name of Applicant: Steven & Heather Walters

Signature of Applicant: Heather Walters

There are no encroachments either way across property lines except as shown herein

②



Hypocell // Trop Trx Data:
Lot # 24
Block # 15
8
0

Phone ex Survey

Toggen V. Dornier & Frank D. de Vaux

#254 Lina Luthardt & Hapnell E. Enns

Hopewell Twp.

ZONING DATA - MRC (R-250 DISTRICT)
PRESENT USE - SINGLE FAMILY RESIDENCE - PERMITTED
PROPOSED USE - SINGLE FAMILY RESIDENCE - PERMITTED

	R-250 REQ.	MRC REQ.	EXIST.	PROP.	CONFORMANCE
MIN. LOT AREA	3 ACRES	14 ACRES	1.04 ACRES	1.04 ACRES	EXIST. NON-CONFORM.
MIN. LOT WIDTH	250'	400'	225.39'	225.39'	EXIST. NON-CONFORM
MIN. LOT DEPTH	300'	500'	213'	213'	EXIST. NON-CONFORM
MIN. FRONT YARD	100'	150'	76'	76'	EXIST. NON-CONFORM
MIN. SIDE YARD	60' EACH	75' EACH	77'/71'	77'/65'-1"	R-250 YES/MRC NO (EXIST. NON-CONFORM)
MIN. REAR YARD	60'	75'	85'-11"	85'-11"	YES
MAX BLDG HEIGHT	35'	35'	18'-0"	27'5"	YES
MAX LOT COVERAGE	10%	6%	12.2%	12.6%	EXIST. NON-CONFORM

BUILDING DATA	
USE GROUP	R-3
CONSTR. CLASS.	VB
AREA	8F
LARGEST FLOOR	2595
VOLUME	CF
	35,262

MICHAEL - BURNS
ARCHITECTS
AT THE ROSE STREET HOTEL

19 North Franklin St. Lakewood, NJ 08520
Tel: 609 - 997 - 5228
Fax: 609 - 997 - 5204
Pennsylvania License No. 000165-9
New York License No. 000001-1
New Jersey License No. 000001-1
Massachusetts License No. A-0000
Delaware License No. 0000
Maryland License No. 0000
Ohio License No. 0000

PROJECT TITLE

RESIDENCE RECONSTRUCTION
TAX SHEET 7
TAX BLOCK 25
TAX LOT 24
254 ROUTE 518
HOPEWELL, NJ 08525

CLIENT

STEVEN & HEATHER WALTERS
254 LAMBERTVILLE-HOPEWELL ROAD
HOPEWELL, NJ 08525

Hopewell Township Approval

This application is approved by the Hopewell Township Zoning Board of Adjustment.

Municipal Engineer Date

Secretary Date

Chairperson Date

Owner's Certification

I certify that I am the owner of this property and consent to the filing of this application.

Heather Walters 5-17-11
Date

DRAWING TITLE

EXISTING SITE PLAN
LOCATION PLAN

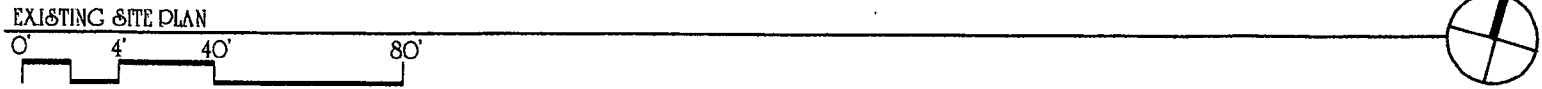
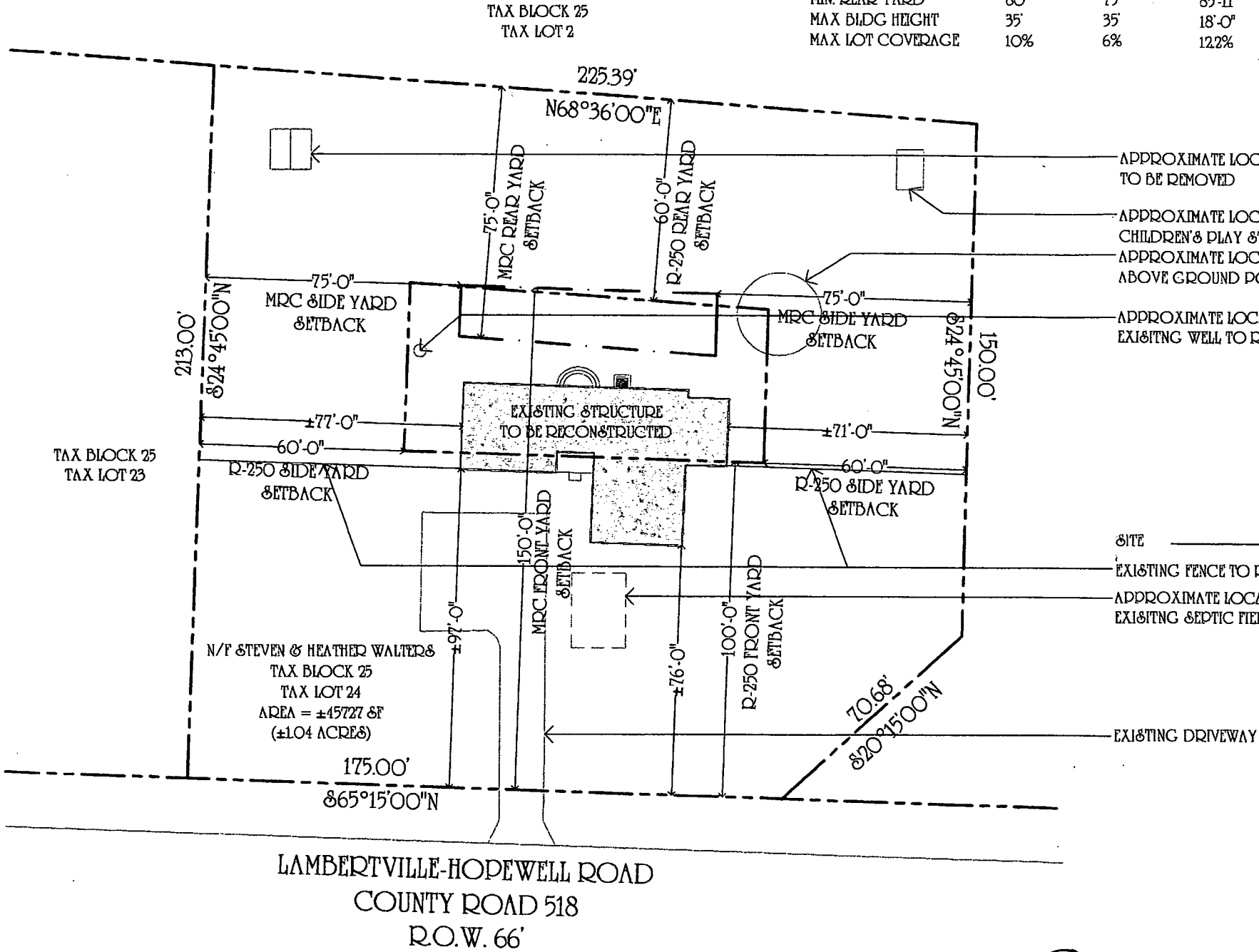
REVISIONS

COMM NO. 1118

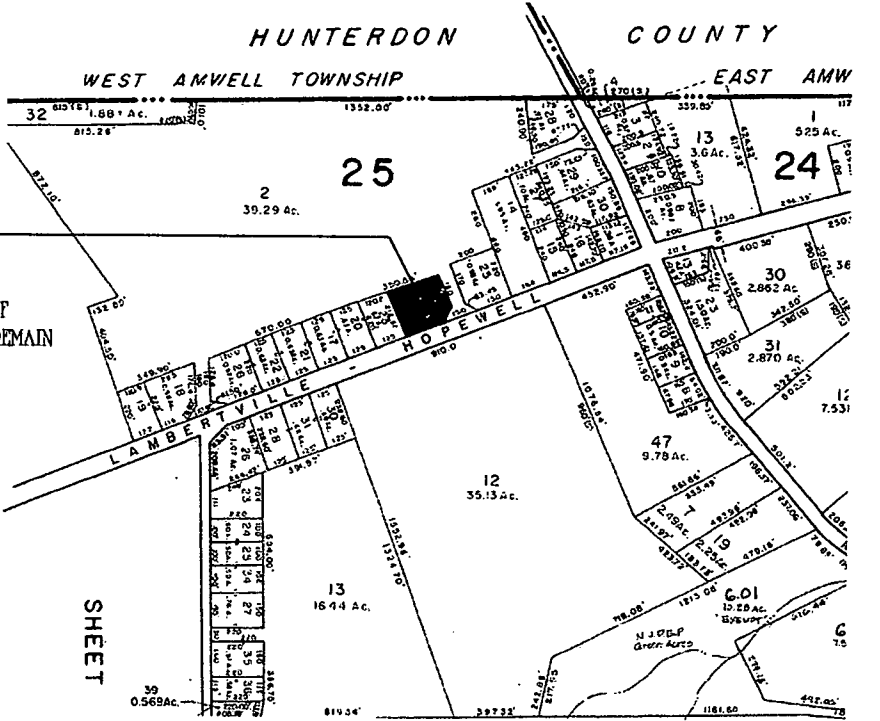
DATE 16 MAY 2011

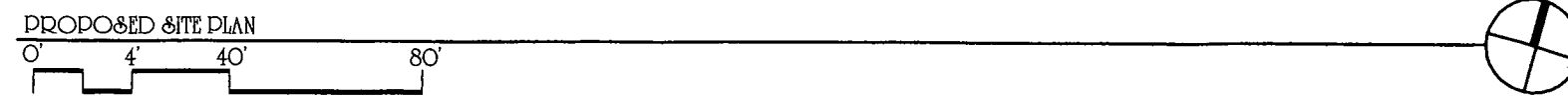
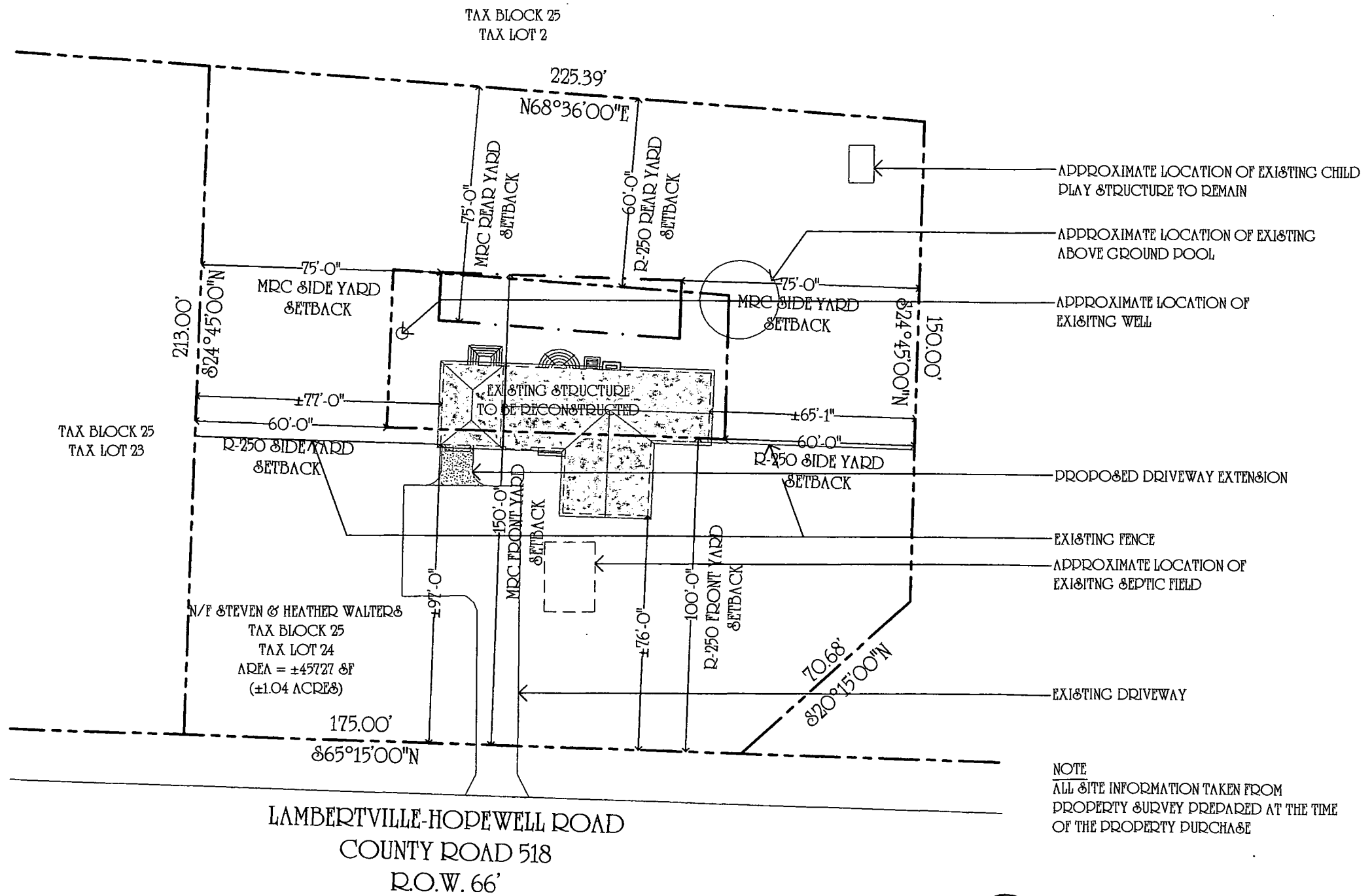
1

12



NOTE
ALL SITE INFORMATION TAKEN FROM
PROPERTY SURVEY PREPARED AT THE TIME
OF THE PROPERTY PURCHASE





MICHAEL - BURNS
ARCHITECTS
AT THE FRANKLIN STREET HOTEL
19 North Franklin St. Louisville, NJ 08520
Tel: 609 - 997 - 9508
Fax: 609 - 997 - 9504
Pennsylvania License No. 010116-B
New York License No. 018001-1
New Jersey License No. 07838
Missouri License No. A-5130
Delaware License No. 5543
Maryland License No. 6531
Maine License No. 2723

PROJECT TITLE
RESIDENCE RECONSTRUCTION
TAX SHEET 7
TAX BLOCK 25
TAX LOT 24
254 ROUTE 518
HOPWELL, NJ 08525

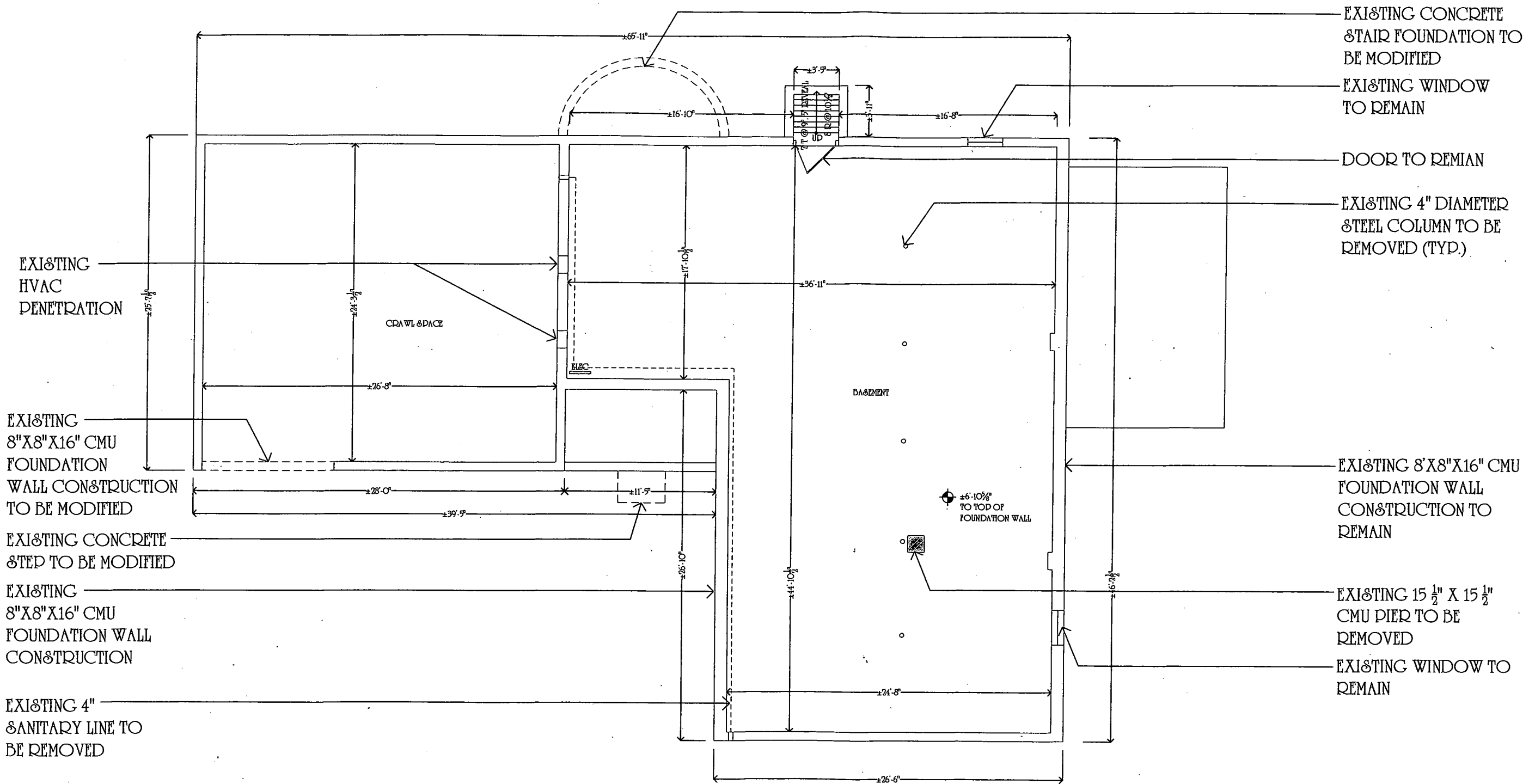
CLIENT
STEVEN & HEATHER WALTERS
254 LAMBERTVILLE-HOPWELL ROAD
HOPWELL, NJ 08525

Hopewell Township Approvals
This application is approved by the Hopewell Township Zoning Board of Adjustment:
Municipal Engineer _____ Date _____
Secretary _____ Date _____
Chairperson _____ Date _____
Owner's Certification
I certify that I am the owner of this property and consent to the filing of this application.
Heather Walters 5-17-11
Date

DRAWING TITLE
PROPOSED SITE PLAN

REVISIONS

COMM NO. 1118
DATE 16 MAY 2011



EXISTING FOUNDATION/BASEMENT PLAN

0' 4' 8' 16'

MICHAEL - BURNS
ARCHITECTS
AT THE PLAZA HOTEL

19 North Franklin St. Lumberton, NJ 08030
Tel: 609 - 397 - 5508
Fax: 609 - 397 - 5504
Pennsylvania License No. 010016-B
New York License No. 018001-1
New Jersey License No. 07828
Missouri License No. A 9180
Delaware License No. 9543
Maryland License No. 8591
Neb. License No. 2928

PROJECT TITLE

RESIDENCE RECONSTRUCTION
TAX SHEET 7
TAX BLOCK 25
TAX LOT 24
254 ROUTE 518
HOPWELL, NJ 08525

CLIENT

STEVEN & HEATHER WALTERS
254 LAMBERTVILLE-HOPWELL ROAD
HOPWELL, NJ 08525

Hopewell Township Approvals

This application is approved by the Hopewell Township Zoning Board of Adjustment:

Municipal Engineer _____ Date _____

Secretary _____ Date _____

Chairperson _____ Date _____

Owner's Certification

I certify that I am the owner of this property and consent to the filing of this application

Heather Walters 5-17-11
Date

DRAWING TITLE

EXISTING FOUNDATION PLAN

REVISIONS

COMM NO. 1118

DATE 16 MAY 2011

3 12

EXISTING
CONCRETE
STEPS TO BE
MODIFIED

EXISTING
MASONRY
CHIMNEY
TO BE
REMOVED

EXISTING
CONCRETE
STEPS TO BE
MODIFIED

NOTE
ALL EXISTING WOOD FRAME
WALL & FLOOR CONSTRUCTION
TO BE REMOVED IN ITS ENTIRETY

MICHAEL - BURNS
ARCHITECTS
AT THE FORDMAN STREET HOTEL

19 North Franklin St. Lumberton, NJ 08030
Tel: 609 - 991 - 9908
Fax: 609 - 991 - 9904
Pennsylvania License No. 01016-B
New York License No. 018001-1
New Jersey License No. 07838
Missouri License No. A-5130
Delaware License No. 5943
Maryland License No. 8531
Maine License No. 272

PROJECT TITLE

RESIDENCE DECONSTRUCTION
TAX SHEET 7
TAX BLOCK 25
TAX LOT 24
254 ROUTE 518
HOPWELL, NJ 08525

CLIENT

STEVEN & HEATHER WALTERS
254 LAMBERTVILLE-HOPWELL ROAD
HOPWELL, NJ 08525

Hopewell Township Approvals

This application is approved by the
Hopewell Township Zoning Board of
Adjustment:

Municipal Engineer	Date
Secretary	Date
Chairperson	Date

Owner's Certification

I certify that I am the owner of this
property and consent to the filing of this
application

Heather Walters 5-17-11
Date

DRAWING TITLE

EXISTING GROUND FLOOR PLAN

REVISIONS

COMM NO. 1118
DATE 16 MAY 2011

4 12



NEW 8"x16" CMU
FOUNDATION WALL
CONSTRUCTION

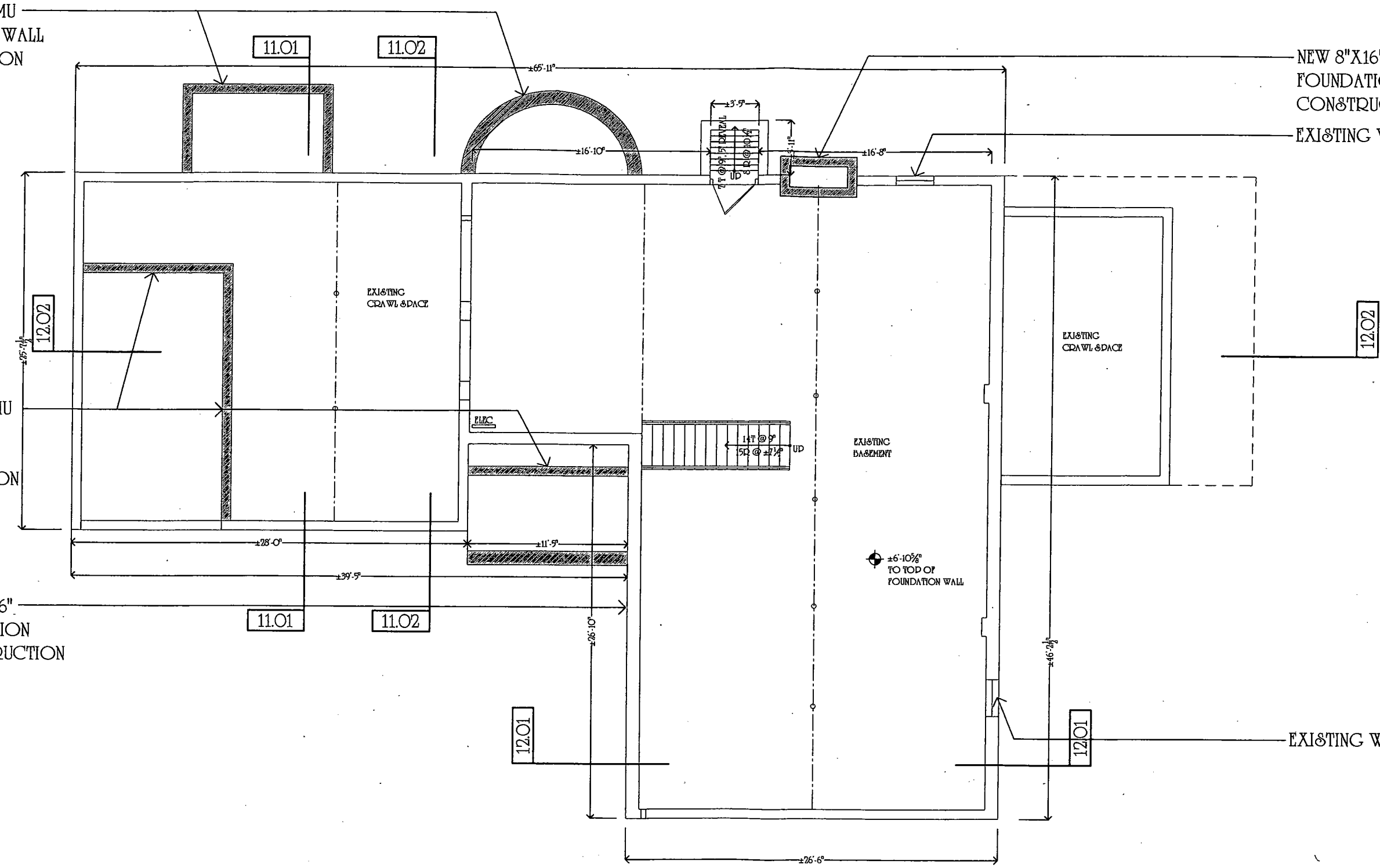
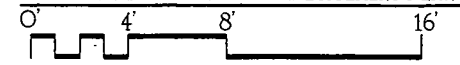
NEW 8"x16" CMU CHIMNEY
FOUNDATION
CONSTRUCTION

EXISTING WINDOW

NEW 8"x16" CMU
FOUNDATION
WALL
CONSTRUCTION

EXISTING 8"x16"
CMU FOUNDATION
WALL CONSTRUCTION
TO REMAIN

PROPOSED FOUNDATION/BASEMENT PLAN



MICHAEL - BURNS
ARCHITECTS
AT THE FIDELITY STREET HOTEL

MB

19 North Franklin St. Lumberton, NJ 08050
Tel: 609 - 397 - 5908
Fax: 609 - 397 - 5904
Pennsylvania License No. 01016-B
New York License No. 018001-1
New Jersey License No. 07288
Missouri License No. A-5130
Delaware License No. 5943
Maryland License No. 6931
Maine License No. 2928

PROJECT TITLE

RESIDENCE RECONSTRUCTION
TAX SHEET 7
TAX BLOCK 25
TAX LOT 24
254 ROUTE 518
HOPWELL, NJ 08525

CLIENT

STEVEN & HEATHER WALTERS
254 LAMBERTVILLE-HOPWELL ROAD
HOPWELL, NJ 08525

Hopewell Township Approvals

This application is approved by the Hopewell Township Zoning Board of Adjustment:

Municipal Engineer	Date
Secretary	Date
Chairperson	Date

Owner's Certification

I certify that I am the owner of this property and consent to the filing of this application

Heather Walters 5-17-11
Date

DRAWING TITLE

PROPOSED FOUNDATION PLAN

REVISIONS

COMM NO. 1118
DATE 16 MAY 2011

5 12

MICHAEL - BURNS
ARCHITECTS
AT THE FRONT STREET HOTEL

19 North Franklin St. Lombardville NJ 08520
Tel: 609 - 397 - 5908
Fax: 609 - 397 - 5904
Pennsylvania License No. 01016-B
New York License No. 018001-1
New Jersey License No. 07838
Missouri License No. A-5130
Delaware License No. 5943
Maryland License No. 8931
Maine License No. 2723

PROJECT TITLE

RESIDENCE RECONSTRUCTION
TAX BLOCK 7
TAX BLOCK 25
TAX LOT 24
254 ROUTE 518
HOPWELL, NJ 08525

CLIENT

STEVEN & HEATHER WALTERS
254 LAMBERTVILLE-HOPWELL ROAD
HOPWELL, NJ 08525

Hopewell Township Approvals

This application is approved by the
Hopewell Township Zoning Board of
Adjustment:

Municipal Engineer Date

Secretary Date

Chairperson Date

Owner's Certification

I certify that I am the owner of this
property and consent to the filing of this
application

Heather Walters 5-17-11
Date

DRAWING TITLE

PROPOSED FIRST FLOOR PLAN

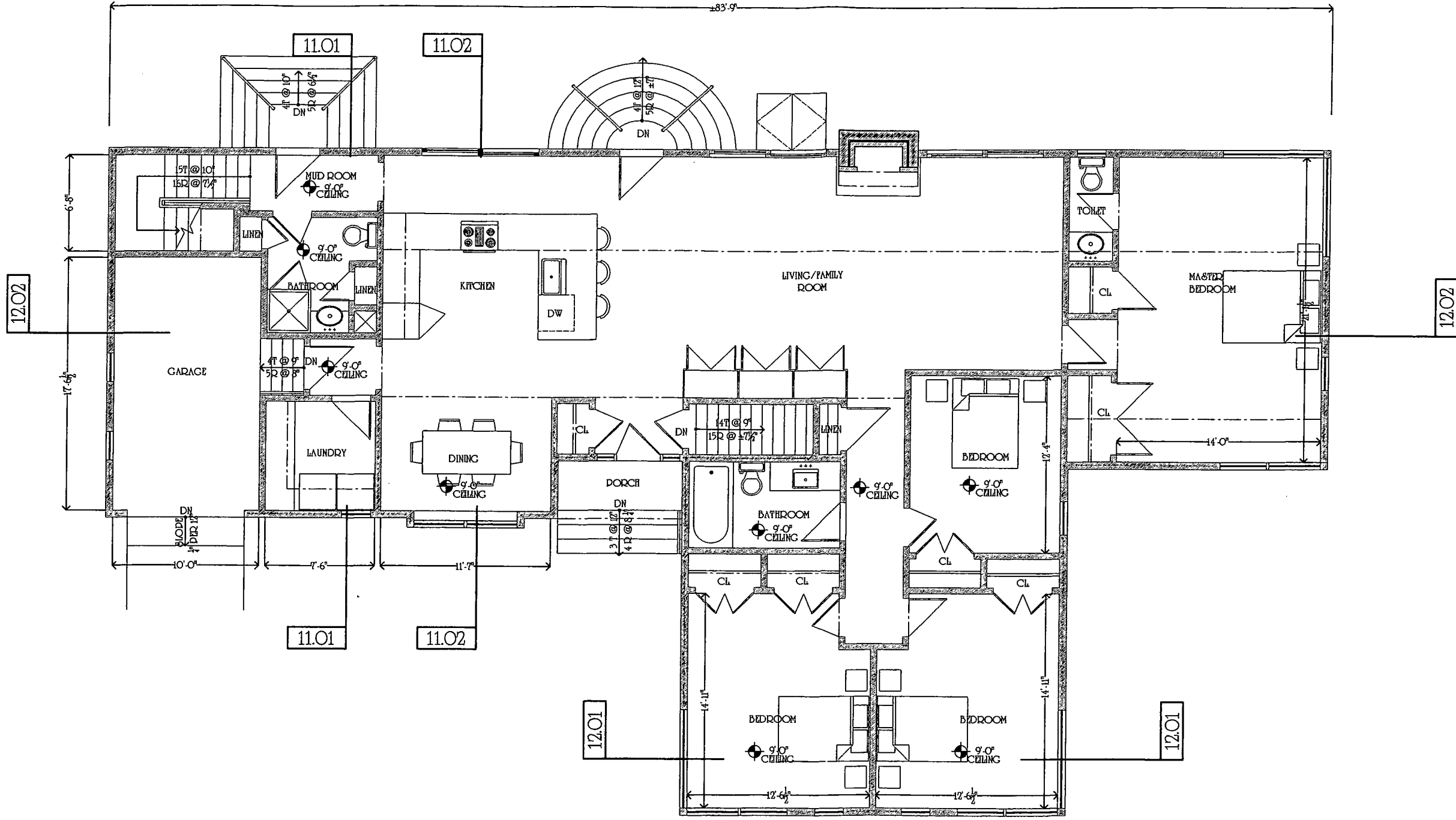
REVISIONS

COMM NO. 1118

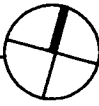
DATE 16 MAY 2011

6

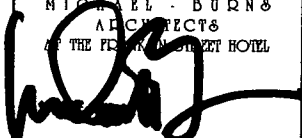
12



PROPOSED FIRST FLOOR PLAN
0' 4' 8' 16'



MICHAEL BURNS
ARCHITECTS
OF THE FIRST STREET HOTEL



19 North Franklin St. Lambertville, NJ 08530
Tel: 609 - 397 - 5908
Fax: 609 - 397 - 5904
Pennsylvania License No. 010105-B
New York License No. 018001-1
New Jersey License No. 07888
Missouri License No. A-5130
Delaware License No. 5543
Maryland License No. 8931
Maine License No. 2828

PROJECT TITLE

RESIDENCE RECONSTRUCTION
TAX SHEET 7
TAX BLOCK 25
TAX LOT 24
254 ROUTE 518
HOPEWELL, NJ 08525

CLIENT

STEVEN & HEATHER WALTERS
254 LAMBERTVILLE-HOPEWELL ROAD
HOPEWELL, NJ 08525

Hopewell Township Approvals

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Heather Walters 5-17-11
Date

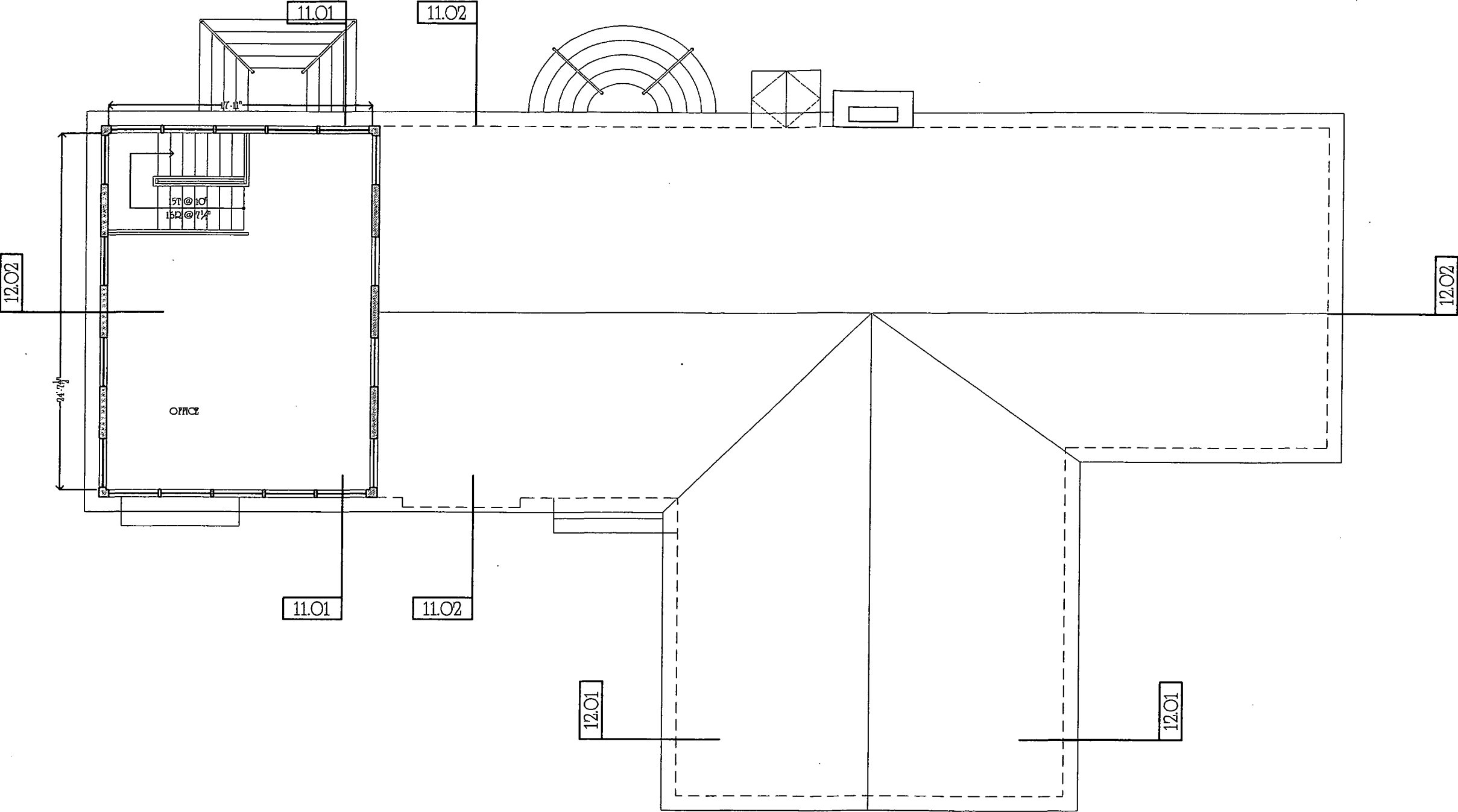
DRAWING TITLE

PROPOSED SECOND FLOOR PLAN

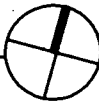
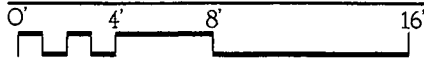
REVISIONS

COMM NO. 1118

DATE 16 MAY 2011



PROPOSED SECOND FLOOR PLAN



MICHAEL - BURNS
ARCHITECTS
AT THE PRINCE OF GEORGE HOTEL



19 North Franklin St. Leebartville, NJ 08530
Tel: 609 - 397 - 5506
Fax: 609 - 397 - 5504
Pennsylvania License No. 010116-B
New York License No. 018001-1
New Jersey License No. 07828
Massachusetts License No. A 9130
Delaware License No. 7543
Maryland License No. 8551
Nisize License No. 2523

PROJECT TITLE

RESIDENCE RECONSTRUCTION
TAX SHEET 7
TAX BLOCK 25
TAX LOT 24
254 ROUTE 518
HOPWELL, NJ 08525

CLIENT

STEVEN & HEATHER WALTERS
254 LAMBERTVILLE-HOPWELL ROAD
HOPWELL, NJ 08525

Hopewell Township Approvals

This application is approved by the
Hopewell Township Zoning Board of
Adjustment:

Municipal Engineer Date

Secretary Date

Chairperson Date

Owner's Certification

I certify that I am the owner of this
property and consent to the filing of this
application

Heather Walters-17-11
Date

DRAWING TITLE

PROPOSED ROOF PLAN

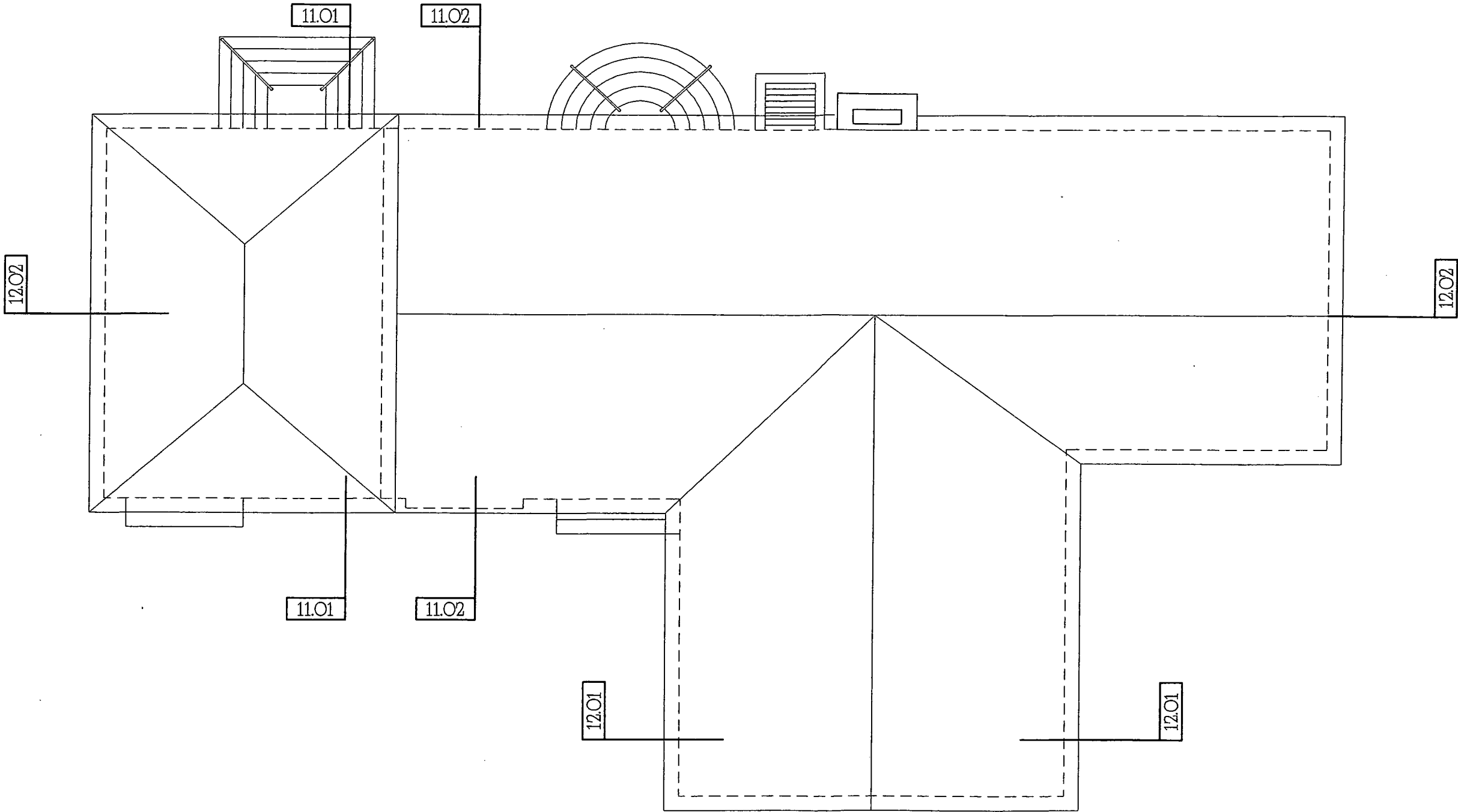
REVISIONS

COMM NO. 1118

DATE 16 MAY 2011

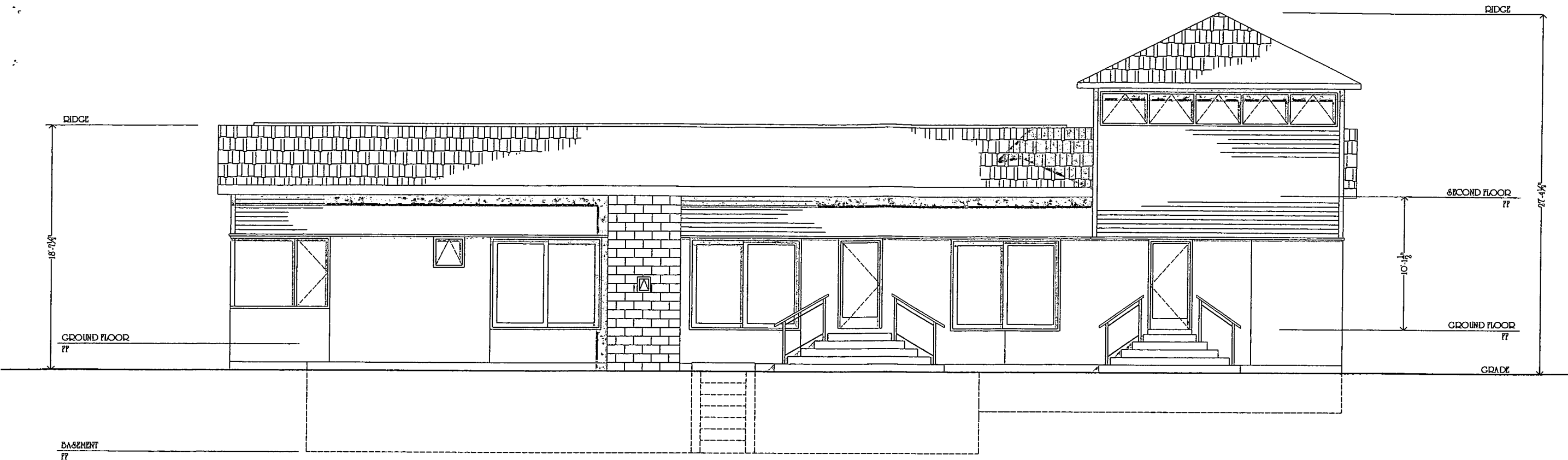
8

12



PROPOSED ROOF PLAN

0' 4' 8' 16'



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

MICHAEL - BURNS
ARCHITECTS
AT THE FORD STREET HOTEL

19 North Franklin St. Lumberton, NJ 08030
Tel: 609 - 397 - 9508
Fax: 609 - 397 - 9504
Pennsylvania License No. 010015-B
New York License No. 018001-1
New Jersey License No. 07888
Missouri License No. A-5130
Delaware License No. 5943
Maryland License No. 8531
Maine License No. 2528

PROJECT TITLE

RESIDENCE RECONSTRUCTION
TAX BLOCK 7
TAX LOT 24
254 ROUTE 518
HOPWELL, NJ 08525

CLIENT

STEVEN & HEATHER WALTERS
254 LAMBERTVILLE-HOPWELL ROAD
HOPWELL, NJ 08525

Hopewell Township Approvals

This application is approved by the Hopewell Township Zoning Board of Adjustment:

Municipal Engineer	Date
Secretary	Date
Chairperson	Date

Owner's Certification

I certify that I am the owner of this property and consent to the filing of this application.

Deborah Walters 5-17-11
Date

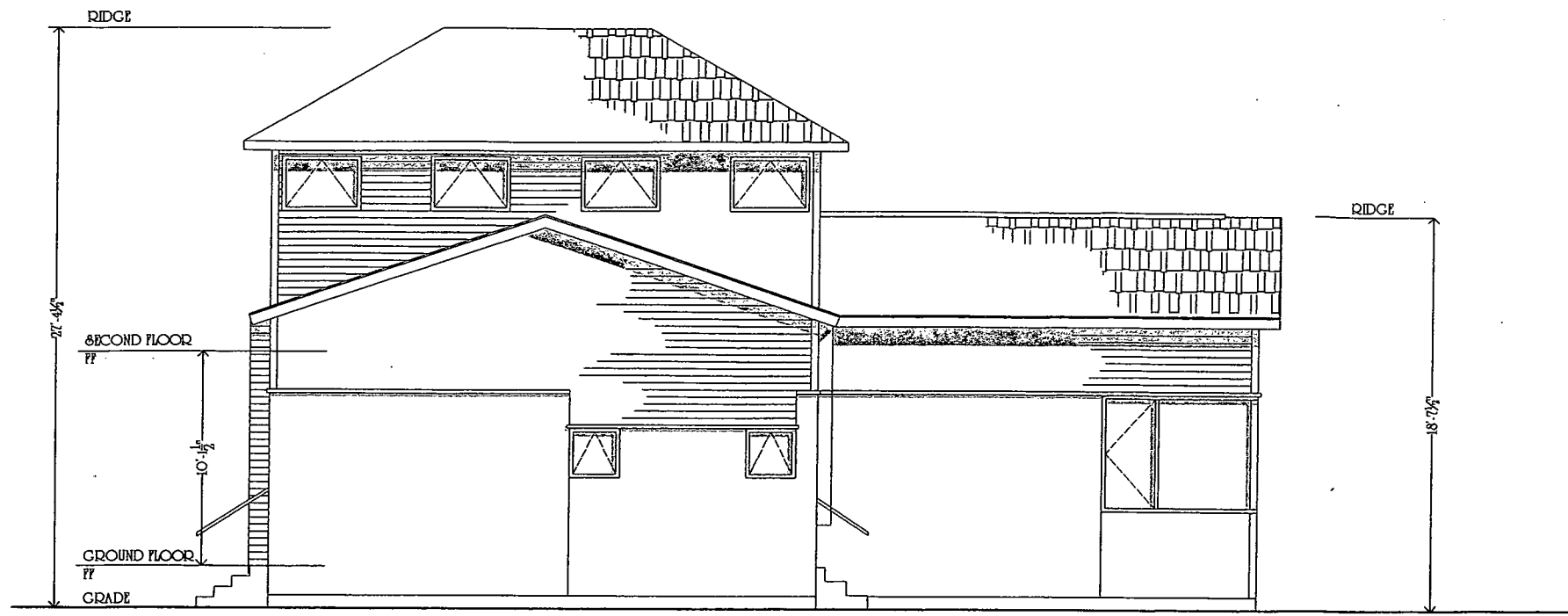
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PROPOSED ELEVATIONS

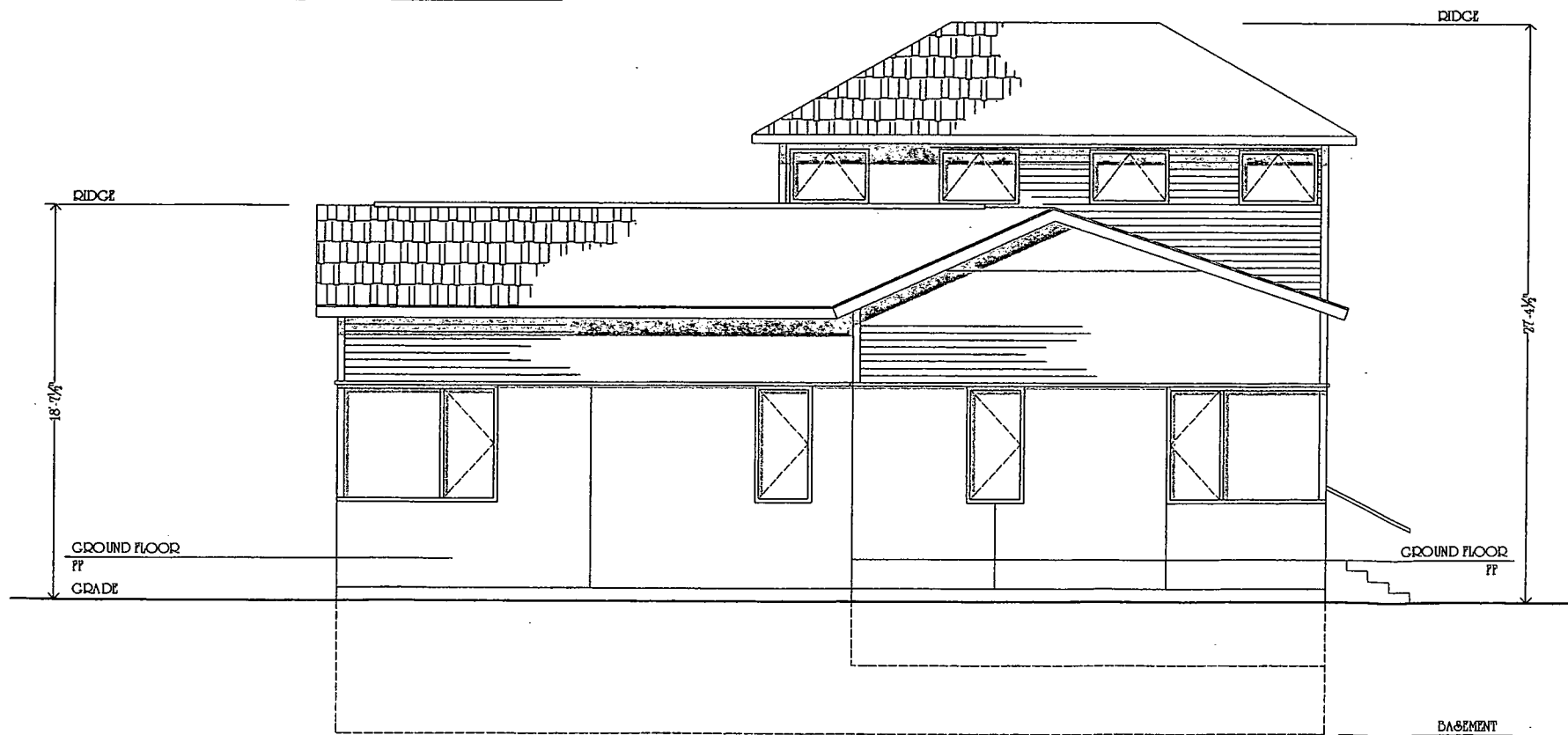
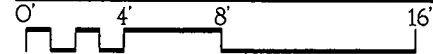
REVISIONS

COMM NO. 1118
DATE 16 MAY 2011

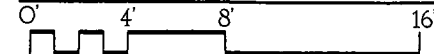
9 12



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



MICHAEL - BURNS
ARCHITECTS
AT THE FRANKLIN STREET HOTEL

Michael Burns

19 North Franklin St. Lumberton, NJ 08020
Tel: 609 - 397 - 5908
Fax: 609 - 397 - 5904
Pennsylvania License No. 010116-B
New York License No. 018001-1
New Jersey License No. 07888
Missouri License No. A-5130
Delaware License No. 5543
Maryland License No. 8531
Maine License No. 2528

PROJECT TITLE

RESIDENCE RECONSTRUCTION
TAX BLOCK 7
TAX LOT 24
254 ROUTE 518
HODEWELL, NJ 08525

CLIENT

STEVEN & HEATHER WALTERS
254 LAMBERTVILLE-HODEWELL ROAD
HODEWELL, NJ 08525

Hopewell Township Approvals

This application is approved by the
Hopewell Township Zoning Board of
Adjustment:

Municipal Engineer Date

Secretary Date

Chairperson Date

Owner's Certification

I certify that I am the owner of this
property and consent to the filing of this
application

Heather Walters 5-17-11
Date

DRAWING TITLE

PROPOSED ELEVATIONS

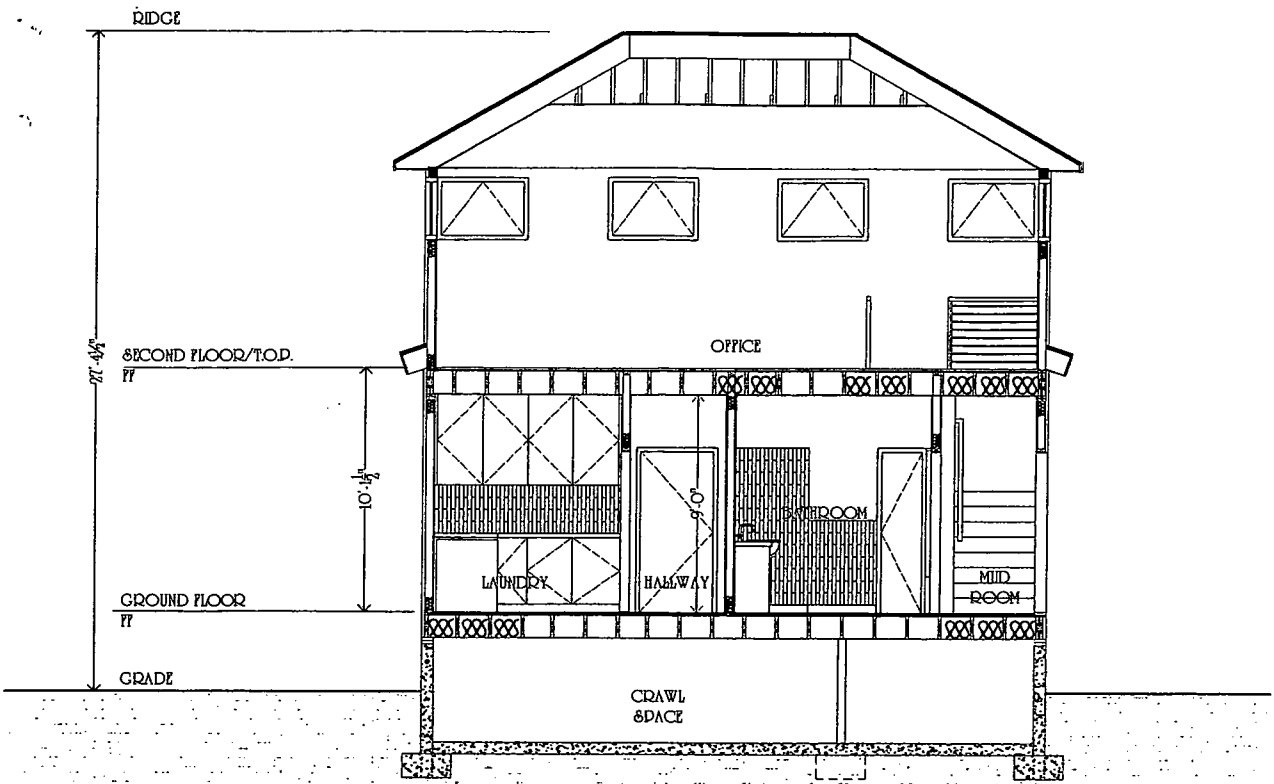
REVISIONS

COMM NO. 1118

DATE 16 MAY 2011

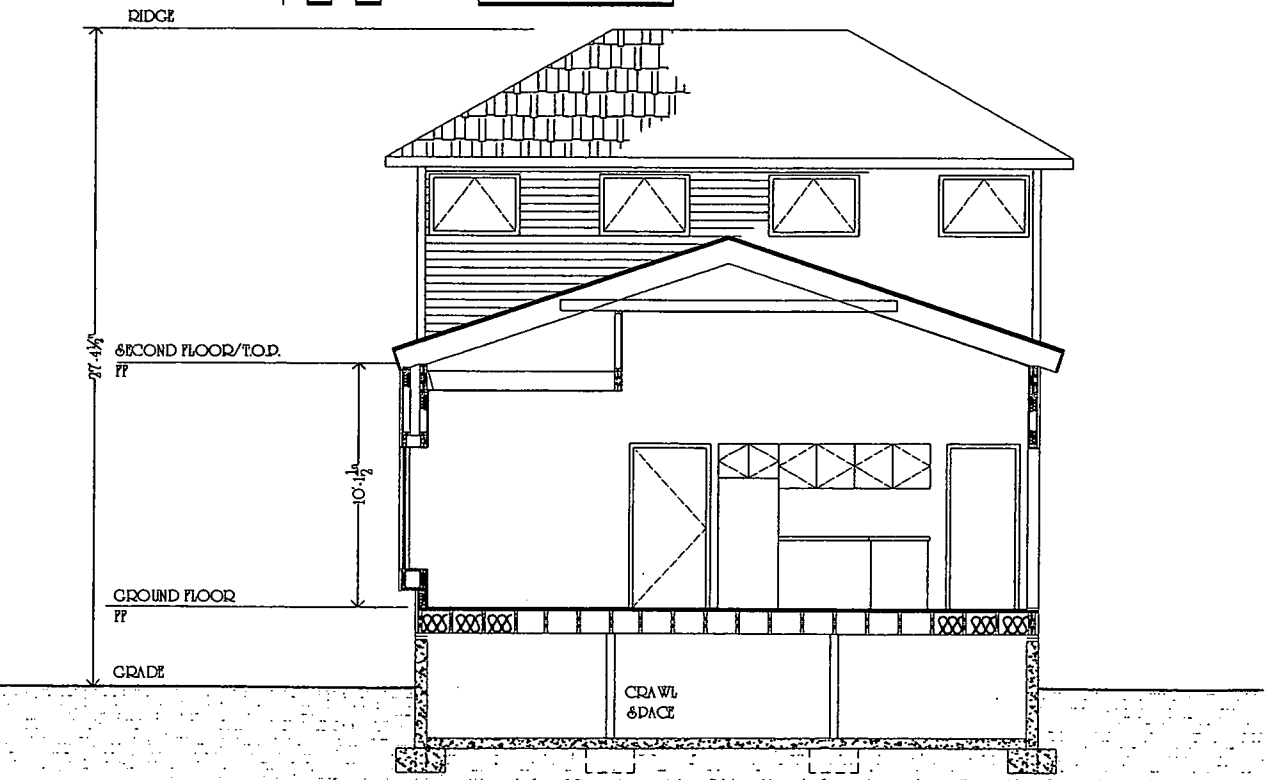
10

12



PROPOSED BUILDING SECTION

11.01



PROPOSED BUILDING SECTION

11.02

MICHAEL - BURNS ARCHITECTS
AT THE FRANKLIN STREET HOTEL

Michael Burns

19 North Franklin St., Lumberton, NJ 08050
Tel: 609 - 397 - 5508
Fax: 609 - 397 - 5504
Pennsylvania License No. 010116-B
New York License No. 018001-1
New Jersey License No. 07888
Missouri License No. A-5120
Delaware License No. 5543
Maryland License No. 8891
Maine License No. 2578

PROJECT TITLE

RESIDENCE RECONSTRUCTION
TAX SHEET 7
TAX BLOCK 75
TAX LOT 24
254 ROUTE 518
HOPWELL, NJ 08925

CLIENT

STEVEN & HEATHER WALTERS
254 LAMBERTVILLE HOPWELL ROAD
HOPWELL, NJ 08925

Hopewell Township Approvals

This application is approved by the Hopewell Township Zoning Board of Adjustment:

Municipal Engineer	Date
Secretary	Date
Chairperson	Date

Owner's Certification

I certify that I am the owner of this property and consent to the filing of this application.

Heather Walters 5-17-11
Date

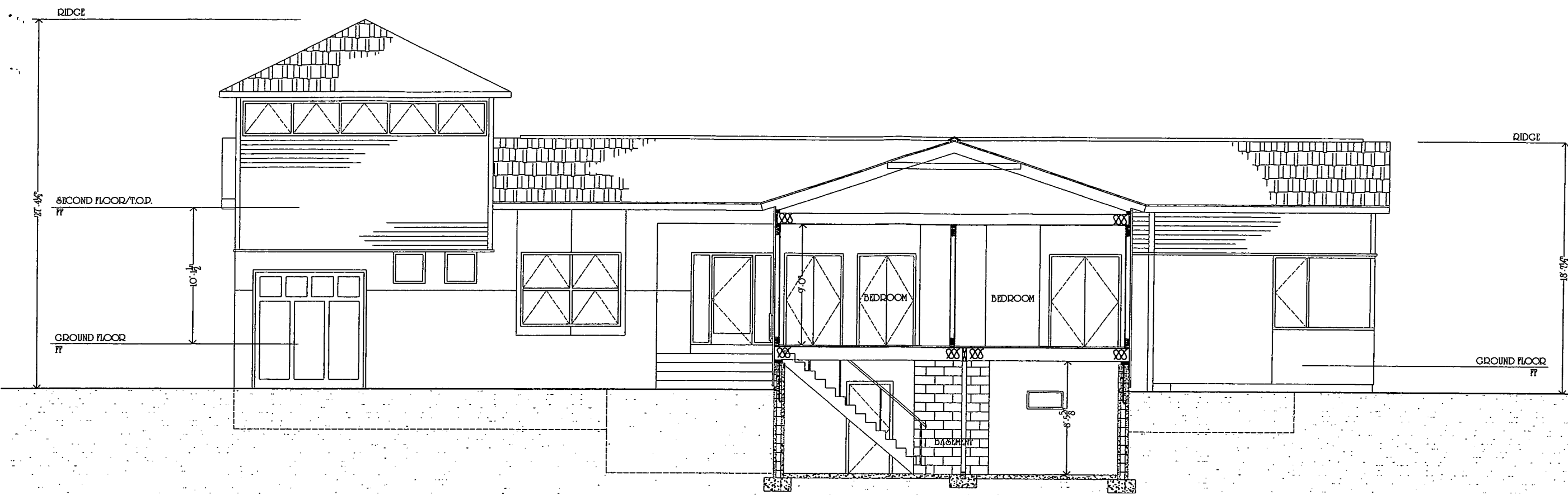
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PROPOSED BUILDING SECTIONS

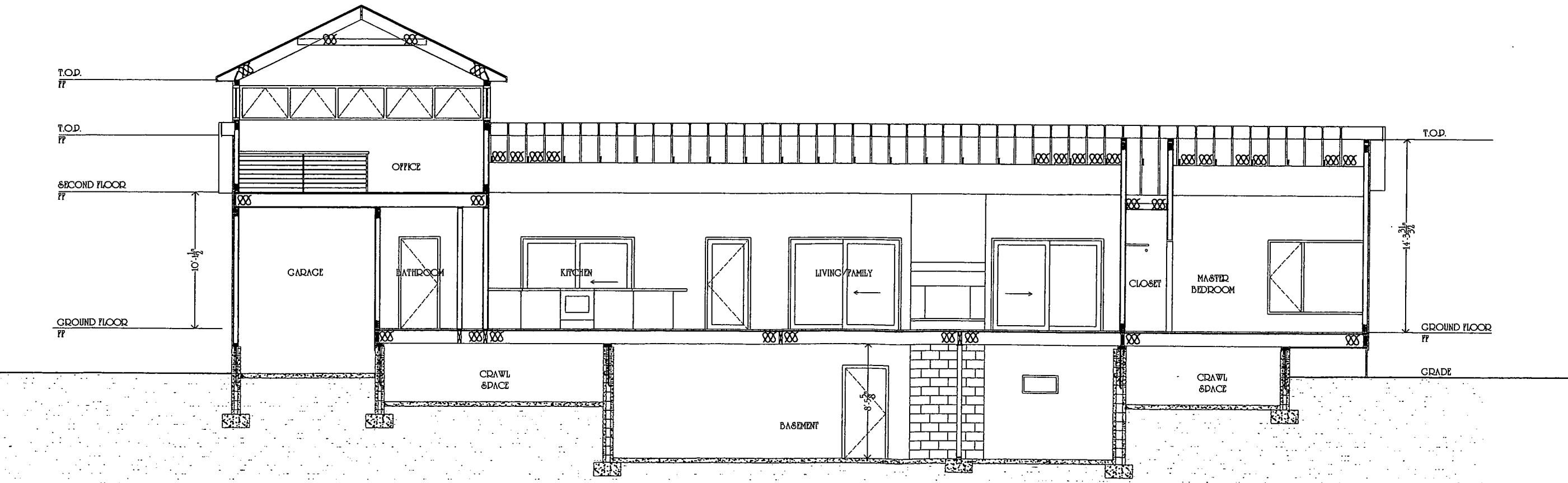
REVISIONS

COMM NO.	1118
DATE	16 MAY 2011

11	12
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PROPOSED BUILDING SECTION 12.01



PROPOSED BUILDING SECTION 12.02

MICHAEL - BURNS ARCHITECTS
 AT THE FIDELITY STREET HOTEL

Michael Burns

19 North Franklin St. Lambertville, NJ 08530
 Tel: 609 - 397 - 5508
 Fax: 609 - 397 - 5504
 Pennsylvania License No. 010116-B
 New York License No. 018001-1
 New Jersey License No. 07838
 Missouri License No. A-5130
 Delaware License No. 5543
 Maryland License No. 8531
 Maine License No. 2228

PROJECT TITLE

RESIDENCE RECONSTRUCTION
 TAX SHEET 7
 TAX BLOCK 25
 TAX LOT 24
 254 ROUTE 518
 HOPWELL, NJ 08525

CLIENT

STEVEN & HEATHER WALTERS
 254 LAMBERTVILLE HOPWELL ROAD
 HOPWELL, NJ 08525

Hopewell Township Approvals

This application is approved by the Hopewell Township Zoning Board of Adjustment:

Municipal Engineer	Date
Secretary	Date
Chairperson	Date

Owner's Certification

I certify that I am the owner of this property and consent to the filing of this application.

Heather Walters 5-17-11
 Date

DRAWING TITLE

PROPOSED BUILDING SECTIONS

REVISIONS

COMM NO. 1118
DATE 16 MAY 2011



TOWNSHIP of HOPEWELL

MERCER COUNTY

DEPARTMENT OF HEALTH

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

Phone: 609.737.0120 Fax: 609-737-6836

REQUEST FOR INFORMATION

Date of Request: 5-17-11

Requestor's Information

Name: Heather Walters

Address 254 Lambertville Hopewell Rd Hopewell

Telephone No: 609-446-1493 (optional)

Property Information

Block 25 Lot 24 Location Same as above

Document/Information Requested: Septic documents

Please note there often are charges for the production of information requests. Those who make a request for information must pay the charge for the copies, reproduction, retrieval costs and materials before any copies of information will be released.

The Applicant hereby acknowledges receipt of a copy of this form with the date on which the information is expected to be available and the estimated cost, which the applicant will pay. The applicant hereby certifies that he or she has not been convicted of any indictable offense under the laws of this State, any other state or the United States and is not seeking government records containing personal information pertaining the victim or the victim's family as provided by N.J.S.A. 47:1A-1 et seq..

For Office Use

Fee Paid: _____

Rec'd by: _____

Date given: _____

Given by: _____

Notes: _____

Gary Guarino

From: Gary Guarino [gguarino@hopewelltwp.org]
Sent: Friday, May 13, 2011 11:31 AM
To: 'Walters, Heather L'
Cc: 'Bob. Miller'; George Kiesel (gkiesel@hopewelltwp.org)
Subject: RE: Letter for demo

Good morning Heather.

Sorry about the loss of your home.

I have the file for this property and the information submitted by the prior owner in 2003-2004 for the sale to your family.

At that time the septic system was unsatisfactory and he got a permit to replace the stone and pipes in two of the laterals against the recommendation of his engineer and contractors.

We have not received any further reports on how this system is functioning for the 3 bedroom dwelling since then.

I would strongly recommend that an engineer be contacted to verify the existing system is functioning satisfactorily and will continue to meet both state and township requirements for a 3 bedroom dwelling. If not this may be the time to consider replacing the system. If the existing is to be used than it must be located on the plan and properly protected during the construction.

The well at the time was acceptable with the exception of lead from the tank, since this and all of the plumbing is being replaced with new copper and lead-free solder.

For the demolition permit, we would require that the well be located on the site plan and properly protected during construction. A Raised casing is required for new pump installations.

This office would be available to work with you and your contractor to assure an easy reconstruction of your home.

Gary A. Guarino
Health Officer/Registrar
Hopewell Township Health Department
201 Washington Crossing Pennington Road
Titusville, NJ 08560
609-737-0120x653 direct 609-537-0253
fax 609-737-6836

"This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited."

From: Walters, Heather L [<mailto:HWalters@ETS.ORG>]
Sent: Friday, May 13, 2011 9:42 AM
To: gguarino@hopewelltwp.org
Subject: Letter for demo

Hi Gary,

Steven told me you need a letter for the well and septic. Please let me know if the attached is acceptable.

Have a great day!

Heather Walters

May 13, 2011

To: Health Department

On March 4th we lost our home to a fire. We are going to remove the remaining house and rebuild on the existing foundation. We have all intentions of using the existing septic and well.

Thank you,
Heather Walters

Block: 25 Prop Loc: 254 LAMBERTVL HOPEWELL RD
Lot: 24 District: 06 HOPEWELL 08525
Qual: Class: 2

Owner: WALTERS STEVEN & HEATHER L
Street: 254 LAMBERTVL HOPEWELL RD
City State: HOPEWELL NJ Zip: 08525

Square Ft: 2532
Year Built: 1959
Bldg: 3

Prior Block: Acct Num:
Prior Lot: Mtg Acct:
Prior Qual: Bank Code: 00000
Updated: 01/24/06 Tax Codes: F02
Zone: MRC Map Page: 7

Additional Information

Add Lots:
Land Desc: 1.04 AC
Bldg Desc: ISF
Class4Cd:
Acreage: 1.040

EPL Code: 00 00 000
Statute:
Initial: 000000 Further: 000000
Desc:
Taxes: (57): 9011.81
(58): 0.00

Sale Date: 01/16/04 Book: 4748 Page: 00112

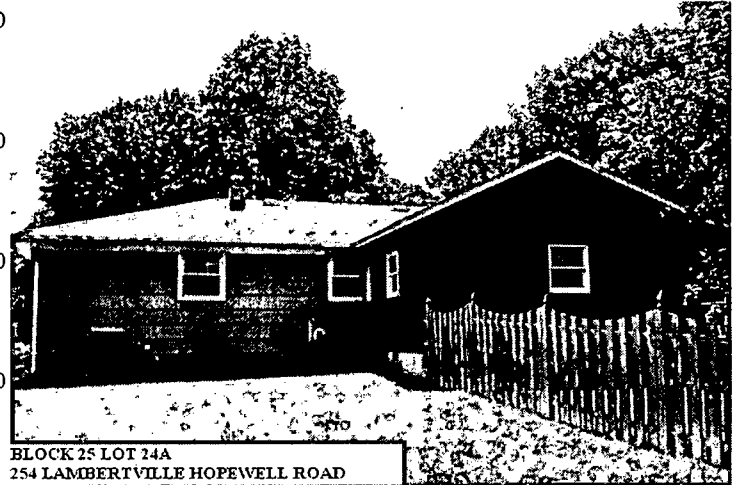
Sale Information

Price: 330000 NU#:

Ratio: 0.00

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2011	WALTERS STEVEN & HEATHER L 254 LAMBERTVL HOPEWELL RD HOPEWELL NJ 08525	214500 179300 393800	0 . .	393800
2010	WALTERS STEVEN & HEATHER L 254 LAMBERTVL HOPEWELL RD HOPEWELL NJ 08525	238300 179300 417600	0 . .	417600
2009	WALTERS STEVEN & HEATHER L 254 LAMBERTVL HOPEWELL RD HOPEWELL NJ 08525	238300 179300 417600	0 . .	417600
2008	WALTERS STEVEN & HEATHER L 254 LAMBERTVL HOPEWELL RD HOPEWELL NJ 08525	238300 179300 417600	0 . . .	417600



CHANGE-HISTORY

Date

Change Detail

12/13/10 Year built=[1959] land value=[214500] impr value=[179300] totl value=[393800]

Gary Guarino

From: Submit Results PWTA [submitresultspwta@dep.state.nj.us]
Sent: Wednesday, December 10, 2003 5:27 PM
To: Diane Pupa; gguarino@HopewellTwp.org
Cc: pwta@dep.state.nj.us
Subject: 1106-PWTA Drinking Water Standard Exceedance Detected! 7732 from lab 11005

Importance: High



379650935_IS
NEWTON_03.edr

To: Public Health Official for Mercer County

This message informs you that one or more exceedances of drinking water standards were detected in an untreated well water sample collected in compliance with the Private Well Testing Act (N.J.A.C. 58:12A-26 et seq).

You are reminded that the Private Well Testing Act mandates that all test results are CONFIDENTIAL and that test results shall not be open for public examination, inspection or copying. Only general compilations of test results arranged by county and municipality or appropriate geographic region, which do not include specific address or location information, may be made available to the public.

Please note that exceedance notices for arsenic concentrations greater than 10 ug/l are being generated for your information. The current USEPA effective MCL for arsenic is 50 ug/l (ppb). A new MCL of 10 ug/l (ppb) has been adopted by the USEPA and will take effect nationally in January 2006.

Please be aware that the complete well test data report is attached to this email message as a text file that may be opened in Excel and can be formatted for printing based on individual health officer needs.

Exceedances were detected for:

Analyte	Result_Value	Result_Unit	Regulatory Level
Lead	15.3	ug/l	10 ug/l
Manganese	0.24	mg/l	0.05 mg/l

Information regarding the tested well/property appears below:

Address: 254 LAMBERTVILLE HOPEWELL ROAD
Hopewell Twp, NJ, 08525

Block/Lot: Block: 25
Lot: 24

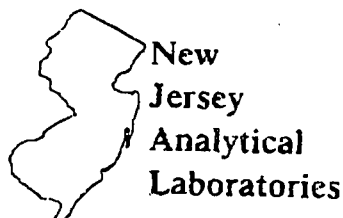
Testing was requested by:
JEFFREY & NICOLE DOMITORWSKI
254 LAMBERTVILLE HOPEWELL ROAD
HOPEWELL, NJ 08525

609-466-1045

This message was automatically generated - please do not reply directly to this message.

NJAL Lab ID# 7732

New Jersey Private Well Water Test Reporting Form

1590 Reed Road
Pennington, NJ 08534

Tel: (609) 737-3477

Fax: (609) 737-3052

www.njal.com

The New Jersey Well Test Reporting Form is a standardized form to be used exclusively by laboratories reporting well test results to their client in accordance with the Private Well Testing Act Regulations N.J.A.C. 7:9E.

These laboratory analyses were completed for the purposes of complying with the Private Well Testing Act.

☐ Analytical results meet primary and secondary contaminant standards for drinking water
☒ One or more of the analytical results do not meet primary* contaminant standards for drinking water
☒ One or more of the analytical results do not meet secondary** contaminant standards for drinking water

Client Information

Name: Jeffrey & Nicole Domitorowski ✓ 924-5101
Mailing Address: 254 Lambertville Hopewell Road
Hopewell, NJ 08525
Date Test Requested: 10/27/03

Property Information

Property Address: 254 Lambertville Hopewell Road Municipality: Hopewell Township
Muni Code (4 digit): 1106 County: Mercer Lot: 24 Block: 25
GPS Location-State Plane coordinates (feet): X: 399636 Y: 563305
GPS Coordinate Location (circle one): Well Head / Front Door / Sample Collection Point / Other
NJ Well Permit or Well Record Number (if known):

Laboratory Information

Reporting Laboratory Name & ID #: New Jersey Analytical Laboratories, LLC #11005
Reporting Laboratory Address & Phone #: 1590 Reed Road Pennington, NJ 08534
Tel: 609-737-3477

Sample Information:

Sample Collector Name: Emily A. Duncan
Authorized Representative/Certified Laboratory Employee Lab Certification ID #: 11005
NOTE: Only raw or untreated water samples meet the requirements of the PWTa regulations N.J.A.C. 7:9E.
a.) Indicate Specific Location of Sample collected: Well Tank-Raw
b.) Type of Treatment Device(s) Installed (if known): Softener

(*) In accordance with N.J.A.C. 7:10, Primary Drinking Water contaminants are those contaminants that have Maximum contaminant Levels or Action Levels established to protect health. The Primary Drinking Water contaminants are coliform bacteria, nitrate (total), lead, the volatile organic compounds, arsenic, mercury and gross alpha. The standards for primary contaminants are the maximum permissible levels allowed in drinking water based on ingesting the drinking water over the course of a lifetime.

(**) In accordance with N.J.A.C. 7:10, Secondary Drinking Water contaminants are those contaminants that have Recommended Upper Limits or Optimum Ranges established to protect against those properties that adversely effect the taste, odor, or appearance of drinking water. The Secondary Drinking Water contaminants are iron, manganese and pH.

Precision testing for a cleaner environment.

NJAL Lab ID# 7732

New Jersey Private Well Water Test Reporting Form

New Jersey Analytical Laboratories

The New Jersey Well Test Reporting Form is a standardized form to be used exclusively by laboratories reporting well test results to their client in accordance with the Private Well Testing Act Regulations N.J.A.C. 7:9E.

These laboratory analyses were completed for the purposes of complying with the Private Well Testing Act.

SUMMARY OF WELL WATER TEST RESULTS:						
Required Test Parameters	Result	Units	Applicable Standard (Maximum Contaminant Level, Action Level or Recommended Limit)	Applicable Standard Exceeded (Y/N)	Analytical Laboratory Certification ID #	Analytical Method
Total Coliform	<1	Pres/Abs	0 (not present)	N	11005	SM9222B
*E. coli	<1	Pres/Abs	0 (not present)	N	11005	SM9222B
Arsenic *	2.2	ug/l	50 ug/l	N	11005	EPA 200.9
Mercury *	NA	ug/l	2 ug/l	NA	NA	NA
Lead	15.3	ug/l	10 ug/l **	Y	11005	EPA 200.9
Iron	0.27	mg/l	0.3 mg/l	N	11005	SM 3111B
Manganese	0.24	mg/l	0.05 mg/l	Y	11005	SM 3111B
pH	7.80	su	6.5-8.5 (optimum range)	N	11005	EPA 150.1
Nitrate (total)	<100	ug/l	10,000 ug/l	N	11005	EPA 300
Benzene	<0.1	ug/l	1 ug/l	N	11005	EPA 524.2
Carbon Tetrachloride	<0.1	ug/l	2 ug/l	N	11005	EPA 524.2
meta-Dichlorobenzene	<0.2	ug/l	800 ug/l	N	11005	EPA 524.2
ortho-Dichlorobenzene	<0.1	ug/l	800 ug/l	N	11005	EPA 524.2
para-Dichlorobenzene	<0.1	ug/l	75 ug/l	N	11005	EPA 524.2
1,1-Dichloroethane	<0.1	ug/l	50 ug/l	N	11005	EPA 524.2
1,2-Dichloroethane	<0.1	ug/l	2 ug/l	N	11005	EPA 524.2
1,1-Dichloroethylene	<0.1	ug/l	2 ug/l	N	11005	EPA 524.2
cis-1,2-Dichloroethylene	<0.1	ug/l	70 ug/l	N	11005	EPA 524.2
trans-1,2-Dichloroethylene	<0.1	ug/l	100 ug/l	N	11005	EPA 524.2
1,2-Dichloropropane	<0.1	ug/l	5 ug/l	N	11005	EPA 524.2
Ethylbenzene	<0.1	ug/l	700 ug/l	N	11005	EPA 524.2
Methyl tertiary-butyl ether	<0.3	ug/l	70 ug/l	N	11005	EPA 524.2
Methylene Chloride	<0.2	ug/l	3 ug/l	N	11005	EPA 524.2
Monochlorobenzene	<0.1	ug/l	50 ug/l	N	11005	EPA 524.2
Naphthalene	<0.4	ug/l	300 ug/l	N	11005	EPA 524.2
Styrene	<0.1	ug/l	100 ug/l	N	11005	EPA 524.2
1,1,2,2-Tetrachloroethane	<0.3	ug/l	1 ug/l	N	11005	EPA 524.2
Tetrachloroethylene	<0.1	ug/l	1 ug/l	N	11005	EPA 524.2
Toluene	<0.5	ug/l	1,000 ug/l	N	11005	EPA 524.2
1,2,4-Trichlorobenzene	<0.3	ug/l	9 ug/l	N	11005	EPA 524.2
1,1,1-Trichloroethane	<0.1	ug/l	30 ug/l	N	11005	EPA 524.2
1,1,2-Trichloroethane	<0.5	ug/l	3 ug/l	N	11005	EPA 524.2
Trichloroethylene	<0.2	ug/l	1 ug/l	N	11005	EPA 524.2
Vinyl Chloride	<0.1	ug/l	2 ug/l	N	11005	EPA 524.2
Xylenes (total)	<0.1	ug/l	1,000 ug/l	N	11005	EPA 524.2
Gross Alpha (initial) ~	NA	pCi/L	5 pCi/L	Not Applicable	NA	NA
Gross Alpha (final) ~	NA	pCi/L	15 pCi/L	NA	NA	NA

UNITS: Pres/Abs=presence or absence; ug/l= micrograms per liter (also known as parts per billion); mg/l=milligrams per liter (also known as parts per million); pCi/L=picoCuries per liter; su=standard units.

* If total coliform bacteria are detected then additional analyses are required to determine the specific type (fecal or E. coli) present. Fecal coliform or E. coli analysis are not required if total coliform sample results indicate the absence of total coliform bacteria.

- The results of a "flushed" raw (untreated) water sample, which is required by the Private Well Testing Act regulations, should be compared to the Ground Water Quality Standard of 10 ug/l found at N.J.A.C. 7: 9-8 et seq. The Lead Action Level of 15 ug/l applies to a one liter first-draw tap sample collected from a cold water kitchen or bathroom tap/sink in which the water has remained motionless in the plumbing system for at least six hours [40 CFR 141.86(b)(2)]. This type of standing-water sample is NOT required by the Private Well Testing Act regulations.

~ Arsenic analysis is required only in Bergen, Essex, Hudson, Hunterdon, Mercer, Middlesex, Morris, Passaic, and Somerset Counties. The current USEPA MCL for arsenic is 50ug/L(ppb). A new MCL of 10 ug/L (ppb) has been adopted by the USEPA and will take effect nationally in January 2008.

* Mercury analysis is required only in Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Monmouth, Ocean, and Salem Counties.

- Gross alpha testing will be phased in starting six months after the effective date of the Private Well Testing Act regulations (September 16, 2002).

Precision testing for a cleaner environment.

NJAL Lab ID# 7732

New Jersey Private Well Water Test Reporting Form**New Jersey Analytical Laboratories**

The New Jersey Well Test Reporting Form is a standardized form to be used exclusively by laboratories reporting well test results to their client in accordance with the Private Well Testing Act Regulations N.J.A.C. 7:9E.

These laboratory analyses were completed for the purposes of complying with the Private Well Testing Act.

ADDITIONAL SAMPLE INFORMATION:		
Coliform Analyses:		
Date/Time Sample Collected: 10/27/03, 1022	Date/Time Sample Analyzed: 10/27/03, 1630	Sample ID Number: 7732
Date/Time Sample Collected	Date/Time Sample Analyzed:	Sample ID Number:
Volatile Organics:		
Date/Time Sample Collected: 10/27/03, 1022	Date/Time Sample Analyzed: 10/30/03, 1709	Sample ID Number: 7732
Inorganics:		
Date/Time Sample Collected: 10/27/03, 1022	Date/Time Sample Analyzed: 10/27/03, 1742	Sample ID Number: 7732
Date/Time Sample Collected	Date/Time Sample Analyzed:	Sample ID Number:
pH Analysis:		
Date/Time Sample Collected: 10/27/03, 1026	Date/Time Sample Analyzed: 10/27/03, 1026	Sample ID Number: 7732
Gross Alpha Analyses:		
Date/Time Sample Collected: NA	Date/Time Sample Analyzed: NA	Sample ID Number:
Date(s) All Analyses Received by Reporting Lab from Subcontracted Lab (if applicable):		

CERTIFICATION OF RESULTS:

I certify in writing that all sampling, analyses, and reporting performed herein, comply with all requirements set forth in N.J.A.C. 7:9E and N.J.A.C. 7:18, and hereby certify that this laboratory is in compliance with all laboratory certification and quality control procedures and requirements as set forth in N.J.A.C. 7:18.



Laboratory Manager or Designee

Date

11-5-03

ADDITIONAL INFORMATION:

Additional information concerning remediation funding alternatives and health effects of the parameters listed may be obtained by logging on to the New Jersey Department of Environmental Protection's website at: www.state.nj.us/dep/pwta or by calling the Private Well Testing Act Hotline at: 1-866-4PW-TEST.

I. Remediation/Treatment Funding Sources

A.) The Spill Fund Program administered by Environmental Claims Administration within the New Jersey Department of Environmental Protection offers help to innocent parties suffering from direct or indirect damages resulting from the discharge of a hazardous substance. A property owner may file a claim for reimbursement for most of the expenses incurred to install a treatment device for a potable well or to connect to a public water supply because of a hazardous substance in the well water. A claimant has 1 year from the date he/she learns that the well is contaminated above standards to file a claim. There are specific requirements and guidelines for filing claims with the Spill Fund. For more information, please contact the NJDEP-Environmental Claims Administration at: 609-633-0719 or visit their website at: www.state.nj.us/dep/srp or you may write to the ECA: NJDEP-ECA/Spill Fund, P.O. Box 028, 401 E. State Street, Trenton, N.J. 08625-0028.

B.) The New Jersey Housing and Mortgage Finance Agency (NJHMFA) has a Potable Water Loan Program that is available to owners of single family residences whose source of potable water exceeds the State of New Jersey's Primary Drinking Water Standards, including lead and mercury. In addition, the loan program covers iron and manganese although these contaminants do not have Primary Drinking Water Standards. For further information, please contact the NJHMFA Hotline at 1-800-NJHOUSE (1-800-654-6873) or they may be reached at: P.O. Box 18550, 637 South Clinton Avenue, Trenton, N.J. 08650-2085 or on the web at: www.state.nj.us/dca/hmfa

Precision testing for a cleaner environment.



New
Jersey
Analytical
Laboratories

1590 Reed Road
Pennington, NJ 08534

Tel: (609) 737-3477
Fax: (609) 737-3052
www.njal.com

Sample Information

NJAL Lab ID # 7732-02

Domitorwski Residence
254 Lambertville Hopewell Road
Hopewell, NJ 08525
Lot 24, Block 25
Hopewell Township
Mercer County, NJ
Kitchen Tap : Treated

Date Sampled: 10/27/03
Time Sampled: 10:24 AM
Sampled by: ED/NJAL
Date Received: 10/27/03

Parameter	Result	Detection Limit	Units	Maximum Contaminant Level	Method Code
Manganese	0.23	0.01	mg/L	0.05	SM 3111B
Lead	ND	0.01	ug/L	10.0	EPA 200.9

need first draw

ND-Not Detected

mg/L-milligrams per liter (parts per million)

ug/L-micrograms per liter (parts per billion)

This sample exceeds the NJDEP MCL criteria for Manganese.

NJDEP Laboratory ID # 11005


For George Latham
Laboratory Director

11-10-03
Date

Precision testing for a cleaner environment.

Permit N **22223**

12/15/03

HOPEWELL TOWNSHIP HEALTH DEPARTMENT

201 Washington Crossing - Pennington Road

Titusville, New Jersey 08560

TEL. (609) 737-0120

FAX (609) 737-2770

PERMIT

Applicant Nicole Domitorwski Block 25 Lot 24

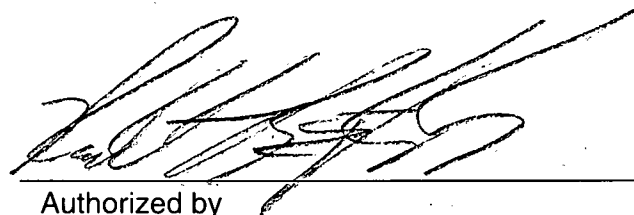
To Alteration/Replacement of an existing Sewage Disposal System:

Location 254 Lambertville Hopewell Road

Fee 25-

24 Hour Inspection Notification Required

This Permit is NOT Transferable



Authorized by
Hopewell Township Health Department

Permit is not transferable

Permit valid for 2 years from issue date

Permit Number 22223
Date Issued _____
Application Fee Received \$ 25.00

OK
12/3/03

H O P E W E L L T O W N S H I P
S E P T I C / R E P A I R

PROPERTY OWNER'S NAME Nicole Domitrowski
BLOCK 25 LOT 24
ADDRESS 254 LAMBERTVILLE - Hopewell Rd
Hopewell, NJ 08525

1. Volume of Sanitary Sewage, Gal _____

☒ Residential: No. of Dwelling Units 1
Total No. of Bedrooms 3

☐ Commercial/Institutional - Indicate type of establishment and show method of calculation. If estimate is based on water meter data, indicate source of data, frequency of readings, average daily flow, and maximum recorded daily reading _____.

2. Alterations or Repairs

a) Reason For Alterations or Repairs (Check appropriate categories):

☐ Expansion or Change in Use
☐ Upgrade Existing Facilities
☒ Correct Malfunctioning System ☐ Other ☐ Specify _____

b) Describe Nature of Alteration or Repairs:

Replace existing lateral (2)

3. System Components

a) Grease Trap Capacity, gals _____
Show Calculation Used: _____

b) Septic Tank Capacities, gals:

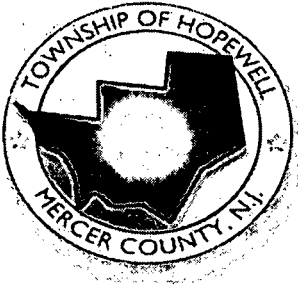
1000 gal
☐ First (Single) Compartment
☐ Second Compartment
☐ Third Compartment

c) Effluent Distribution

Method: ☒ Gravity Flow ☐ Gravity Dosing
☐ Pressure Dosing
Dosing Device: ☐ Pump ☐ Siphon

d) Dosing Tank Capacities, gals: Total Capacity _____
Dose Volume _____
Reserve Capacity _____

CONTRACTOR -
KELLINGBOR PLUMBING & HTG LLC
ROBERT KELLINGBOR LIC. #11915
82 SLEEPY HOLLOW LN BELLEVILLE, NJ 08502
OFFICE → 908-874-4640 - CELL → 908-227-4783



TOWNSHIP of HOPEWELL

DEPARTMENT of HEALTH

Serving Hopewell Borough and Pennington Borough

201 WASHINGTON CROSSING – PENNINGTON ROAD
TITUSVILLE, NEW JERSEY 08560-1410

Telephone 609-737-0120 / Fax 609-737-2770

January 15, 2004

Mrs. Nicole Domitorwski
254 Lambertville Hopewell Road
Hopewell, NJ 08525

RE: Block 25, Lot 24 (254 Lambertville Hopewell Road)

Dear Mrs. Domitorwski:

It has come to the attention of this office that questions has arisen regarding the status of the septic and well at the above referenced property. A representative of this office inspected and approved the replacement in kind of the individual subsurface sewage disposal system on January 12, 2004. This office offers no guarantee regarding the long-term function of this system.

Also, this office has received the required water sample for the property. All standards have been met with the exception of Manganese. Manganese is a secondary water standard and, although treatment is recommended, it is not required. Enclosed you will find information about Manganese in drinking water.

All requirements set forth in Hopewell Township Ordinance BH 2003-1 have been met to the satisfaction of this department. No further inspections are required at this time.

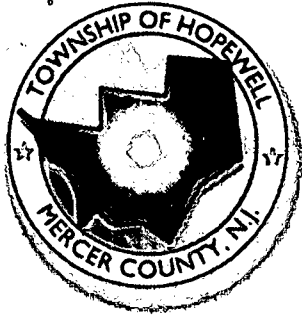
You may contact this office at (609) 737-0120 with any questions you may have regarding this matter. Our office hours are Monday through Friday, 8:30 - 4:30.

Sincerely,

Robert B. English
R.E.H.S.

Enclosure

CC: Gary A Guarino – Health Officer
File



TOWNSHIP of HOPEWELL

DEPARTMENT of HEALTH

Serving Hopewell Borough and Pennington Borough

201 WASHINGTON CROSSING PENNINGTON ROAD, TITUSVILLE, N.J. 08560

TELEPHONE 609-737-0120 / FAX 609-737-2770

December 15, 2003

Nicole Domitorwski
254 Lambertville Hopewell Rod
Hopewell, NJ 08525

Re: Block 25 Lot 24

To whom it may concern:

This office has reviewed your application to replace your individual subsurface sewage disposal system, or components of the system, and found it acceptable. However, this office can offer **NO GUARANTEE** that the replacement in kind will correct or improve your septic function. This office strongly recommends consulting with a licensed professional engineer for repair options.

This permit is valid for the replacement of select fill, stone and pipe network only. This permit does **NOT** allow for the extension, addition or deepening of laterals.

SEWAGE DISPOSAL PERMITS ARE VALID FOR TWO YEARS FROM DATE OF ISSUE.

1. A copy of this letter must be forwarded to your construction contractor and sewage disposal installer prior to installation of said system.

2. An onsite conference is required with your installer and a representative from this office prior to installation of any part of this system. This should avoid any problem during the installation which can be costly to all parties concerned.

3. No excavating machinery shall be permitted in the excavation during construction. A track-hoe or back-hoe must be used to dig the excavation. Sand must be available at the start of construction to cover the bottom and to protect open fractures etc.

4. All phases of construction of the disposal system must be inspected by the Health Department. It is your responsibility (or your contractors) to notify the Health Department by no later than 9:00 a.m. on every day that construction is underway so inspections can be scheduled. Systems will be dug

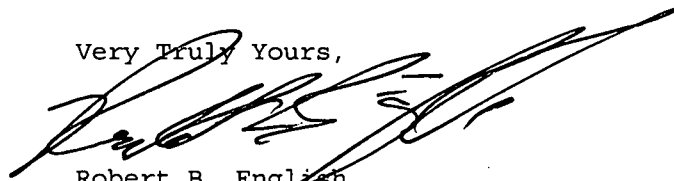
up if not inspected by this office!

5. All septic tanks must comply with new tank requirements and also be provided with locking manhole access lids to final grade as required by NJDEP 7:9A.

6. All sand and clay fill must be stock piled on site and certified by a licensed laboratory or by the design engineer once in place using a perc test.

Effective January 1, 1990 the New Jersey Department of Environmental Protection enacted a law requiring all Existing septic tank must be fitted with concrete risers and cast-iron manhole covers to grade.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'R. B. English', written over a horizontal line.

Robert B. English
R.E.H.S.

Hopewell Township Health Department
201 Washington Crossing Pennington Road
Titusville, NJ 08560
609-737-0120

APPLICATION FOR LETTER OF REVIEW
Onsite Sewage Disposal System

Block 25 Lot 24 Location 254 Lambertville Hopewell Bl.

Transfer/Tenancy/Change in Use (Circle one) Date 11-12-03 Fee \$25.00 received waived
11-7-03

Applicant _____

Legal Agent for Applicant _____ Phone _____

Property Owner Jeffery + Nicole Domitarowski
Owner's Address _____

City _____ State _____ Zip _____ Phone _____

Purchaser/Tenant Name _____

Purchaser/Tenant Address _____

City _____ State _____ Zip _____ Phone _____

Ordinance BH 2003-1 There shall be no transfer of real property, change in the use or change in tenancy of a property which utilizes an onsite sewage disposal system until the Administrative Authority or its authorized representative shall have issued a Letter of Review stating that the sewage disposal system complies or does not comply with the requirements of this ordinance and are in addition to and not in lieu of any applicable federal and state laws and regulations. In the event that any present or future federal or state law or regulation imposes standards more stringent than the requirements of this ordinance, the more stringent standards shall govern. The requirements of this ordinance shall pertain to all onsite subsurface sewage disposal systems in Hopewell Township, whether the property served is used for residential, commercial, agricultural or industrial purposes. Effective October 1, 2003

This application must be completed and submitted **10 business days** prior to transfer of properties, change in use or change in tenancy. Be sure to include the name and address of all persons owning, purchasing or leasing the property upon which the onsite sewage disposal system is located.

Make check for \$25 payable to Hopewell Township

Transfer of real property:

A report by an independent inspection company indicating that the inspection of the septic system was conducted meeting minimum standards for the inspection of subsurface sewage disposal systems as prescribed by the Administrative Authority and or the New Jersey DEP.

For the purposes of this ordinance, Appendix A "Minimum Requirements for the Inspection of Septic Systems, Needed for the Sale, Transfer or Lease of Properties in Hopewell Township" shall serve as a minimum guidance document for conducting septic inspections until such time as new rules or regulations are issued by NJDEP. This document is adopted by reference. Revisions to Appendix A may be enacted by the Health Department as required.

The report must describe in sufficient detail the basis for the decision that the septic system is in satisfactory condition, is not operating at its design capacity, is not satisfactory and/or appears to be malfunctioning or is in need of repairs or alterations so as to be brought into conformance with the standards of N.J.A.C. 7:9A-3.4.

Additionally, the report must indicate or certify that the system as designed and or installed complies with the provisions of N.J.A.C. 7:9A-3.3 "Existing Systems," with regards to use, expansion or change in use.

If the application cites evidence of a malfunction, a plan to correct shall be provided to the Health Department.

Changes in Use or Tenancy:

Inspections shall be conducted and submitted each time a property is leased. Changes in use or of occupants must be noted in the report. Determination of wastewater generation for the proposed tenant must be provided and verified that it is within the design volume for the system. Inspection reports conducted within 6 months of the lease or sale may be used if more than one unit is included in the building and if all other design and occupancy conditions remain constant. Occupancy of units will not be allowed if malfunction system noted.

To be completed by Health Department

Upon review of the information submitted to the Administrative Authority or its authorized representative, one of the following documents will be issued within five (5) business days of receipt of the completed application.

☐ Letter of review will be issued,
Septic system inspector certifies the satisfactory operation of the system per the ordinance.

☐ Notice issued that Additional information or data must be supplied

☐ Notice issued that the report, or its methods or conclusions, are rejected.

☒ Notice issued that the Letter of review will not be issued because, the System is not in compliance and that the system is in need of repair or replacement.

Letter of Review issued on _____ To _____

By _____ Title _____

Application incomplete and returned _____

Temporary approval granted _____

Final approval pending submittal of the following:

☒ A copy of the sales agreement to be provided. Specifically it should specify who is responsible for this work and when it is to be completed. Funding issues should be noted. Remediation does not need to occur before closing, as long as provided for in contract.

☐ Engineering certification for the alteration/repair provided.

_____ Other

This must be completed within 30 days of temporary approval

Violation: Any person or persons, firm or corporation violating any of the provisions of this ordinance upon conviction thereof, pay penalty of not less than \$200.00 for each offense and an additional penalty of \$25.00 for each day of continuance of the violation after notice of the violation shall have been given to such person or persons, firm or corporation by the Administrative Authority, to be collected and enforced by summary proceedings for the collection of penalties pursuant to the New Jersey Penalty Enforcement Law. Such notice shall be given by (1) serving a copy thereof on the property owner as shown on the current tax map or his agent in charge of the property, or (2) mailing a copy thereof by certified mail to the property owner at his address as shown on the said tax map.

ALL-STAR HOME INSPECTIONS, LLC.

P.O. BOX 386
PENNINGTON, NJ 08534

October 27, 2003

Nicole Domitrowski
254 Lambertville-Hopewell
Hopewell, NJ 08525

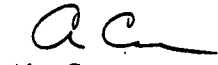
Re: 254 Lambertville-Hopewell
Hopewell, NJ 08525

Dear Mrs. Domitrowski:

Just a note to say "thank you" for choosing All-Star Home Inspections for your inspection. We are glad that our services could be helpful to you in your real estate transaction.

If we can be of any further assistance to you, do not hesitate to call.
Once again, many thanks!

Sincerely,



Alan Cross

- 2d meeting -
737-9300

Leads

fax 737-0992

ALL-STAR HOME INSPECTIONS, LLC.
1-877-475-4045

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: BPL.
DATE OF INSPECTION: October 27, 2003.
TIME OF INSPECTION: 12:00pm.
CLIENT NAME: Nicole Domitrowski.
MAILING ADDRESS: 256 Lambertville-Hopewell Road.
CLIENT CITY/STATE/
ZIP: Hopewell, NJ 08525.
CLIENT PHONE #:
CLIENT FAX #:
INSPECTION SITE: 256 Lambertville-Hopewell Road.
INSPECTION SITE CITY/
STATE/ZIP: Hopewell, NJ 08525.

CLIMATIC CONDITIONS:

WEATHER: Overcast.
SOIL CONDITIONS: Wet.
APPROXIMATE
OUTSIDE
TEMPERATURE in F: 50-60.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: South.
ESTIMATED AGE OF
HOUSE: 45.
BUILDING TYPE: 1 family, Ranch.
STORIES: 1
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Private.
SEWAGE DISPOSAL: Private.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Rural.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Homeowner.

PAYMENT INFORMATION:

TOTAL FEE: \$300.
PAID BY: Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to

inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Report Index

SEPTIC SYSTEM

2

SEPTIC SYSTEM

DESCRIPTION OF SEPTIC TEST

**SEWERAGE
SUPPLY:**

To the best of our knowledge the home is equipped with one sewerage disposal system.

**APPROXIMATE
GALLONS OF
WATER:**

Ten gallons of water was run through the system at a slow rate of flow.

**LOCATION OF
SYSTEM:**

The system was located on the front of the home.

**TIME DURATION
RESULTS**

The water was run for five minutes.

The holding tank was opened and the tank and baffles appeared to be in satisfactory condition.

The outlet line was finished and two laterals were located at the front of the property. The laterals were probed and the liquid level in both was unsatisfactory. After approximately ten gallons of water was added to the system, evidence of water and dye was noted above the leach fields, indicating the system is not functioning properly. Several trees had recently been cut down adjacent to the front lateral. It appears that the tree roots had partially blocked the front lateral. Further evaluation and repair or replacement of this system is needed by a qualified septic engineer.

LIMITATIONS

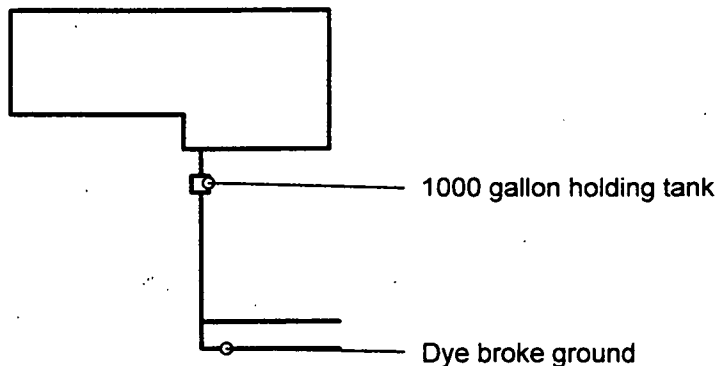
The dye test can only determine whether the leach fields are accepting the designed amount of water/sewerage. The inspection is limited to the described test procedure. The results are valid the day of the inspection, only as the system can malfunction anytime thereafter. The results do not provide a warranty either expressed or implied. PLEASE NOTE: More comprehensive testing is available, which consists of a visual inspection of the components of the system, probing the fields and assessing the condition of the tank. The average life of septic systems is twenty five to thirty years.

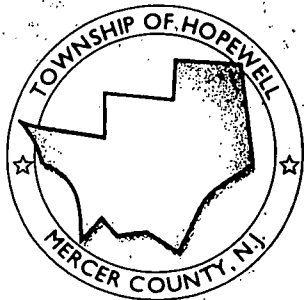
I, Alan Cross have personally inspected the system and reported the results obtained.

AC

DATE: 10/27/03

DIAGRAM OF SEPTIC SYSTEM





TOWNSHIP of HOPEWELL

DEPARTMENT of HEALTH

Serving Hopewell Borough and Pennington Borough

201 WASHINGTON CROSSING PENNINGTON ROAD, TITUSVILLE, N.J. 08560

TELEPHONE 609-737-0120 / FAX 609-737-2770

HEALTH DEPARTMENT

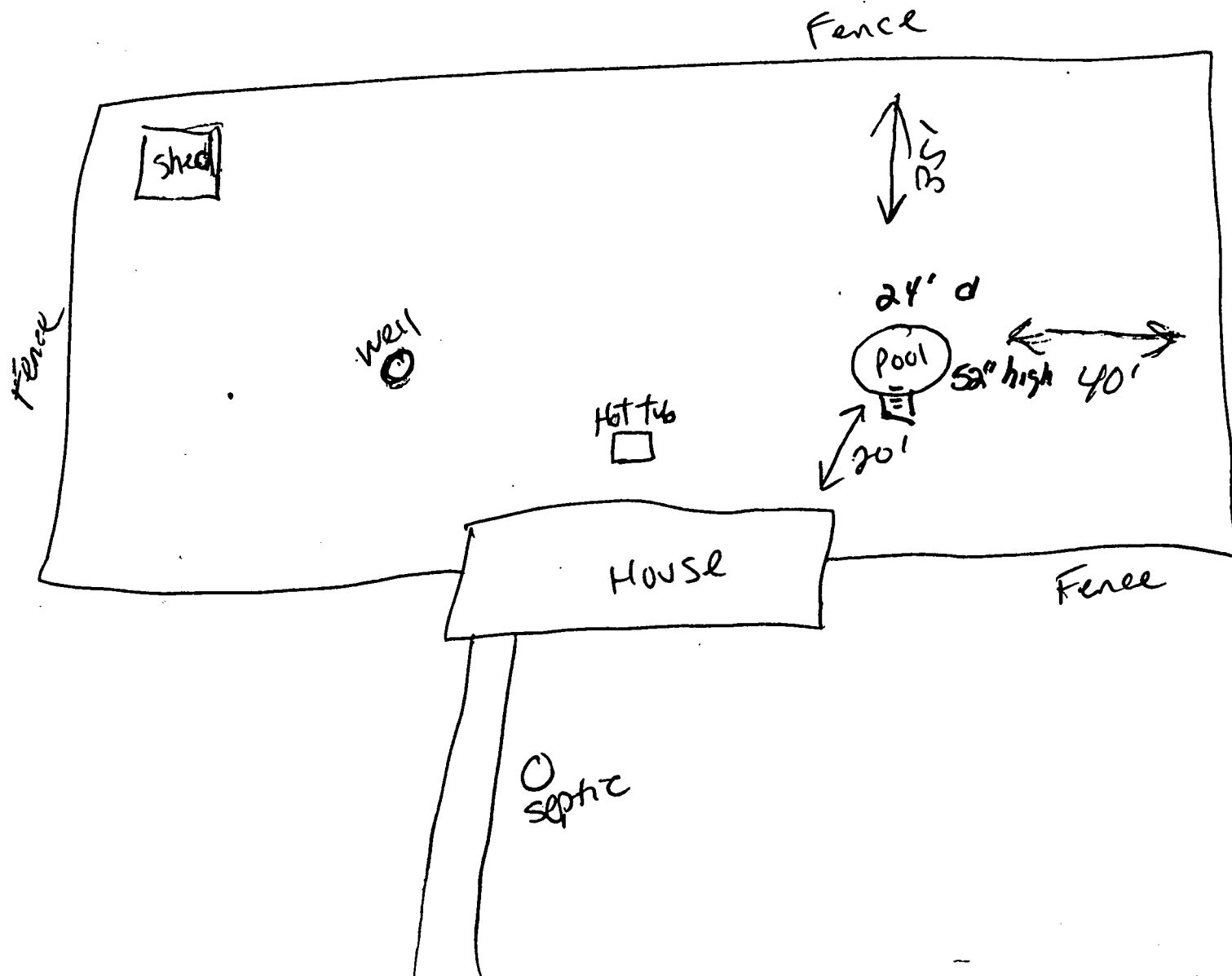
FACSIMILE TRANSMITTAL

DATE: 1/15/04
TIME: 10:15 AM
TO: Nicole Domitrowski
FAX # (609) 683-1270
FROM: R English
SUBJECT: Septic Letter.

NUMBER OF PAGES TO FOLLOW: 1

MESSAGE: Here is your letter. You should be
good to go w/ sale. Call me if you need
anything else.

R



TOMMOROW 77
INSPECTION
12-31-03 POSSIBLE

Permit Number 23251
Date Issued _____
Application Fee Received \$ 25.00

RECEIPT 044995

H O P E W E L L T O W N S H I P
S E P T I C / R E P A I R

PROPERTY OWNER'S NAME Domitrowski, Nichole
BLOCK 25 LOT 24
ADDRESS 254 Hopewell Rd (RT. 518 West)
Hopewell, NJ 08520 08525

1. Volume of Sanitary Sewage, Gal 1000 gal

☒ Residential: No. of Dwelling Units 1
Total No. of Bedrooms

☐ Commercial/Institutional - Indicate type of establishment and show method of calculation. If estimate is based on water meter data, indicate source of data, frequency of readings, average daily flow, and maximum recorded daily reading .

2. Alterations or Repairs

a) Reason For Alterations or Repairs (Check appropriate categories):

☐ Expansion or Change in Use
☐ Upgrade Existing Facilities
☒ Correct Malfunctioning System ☐ Other ☐ Specify

b) Describe Nature of Alteration or Repairs:

Remove & Replace 2 Laterals

3. System Components

a) Grease Trap Capacity, gals N/A
Show Calculation Used:

b) Septic Tank Capacities, gals:

☐ First (Single) Compartment
☐ Second Compartment
☐ Third Compartment

c) Effluent Distribution
Method: ☒ Gravity Flow ☐ Gravity Dosing
☐ Pressure Dosing
Dosing Device: ☐ Pump ☐ Siphon

d) Dosing Tank Capacities, gals: Total Capacity
Dose Volume
Reserve Capacity

(EXISTING

e) Laterals: 3 Number ⁺⁴⁰ Total Length Pump Size

f) Connecting Pipe: Spacing Size 4" Length 35'

g) Manifold: Size Length

h) Disposal Field: Type of Installation

Design Permeability (Percolation Rate) _____
Trenches: Width _____ Total Length _____ Bed: _____
Area _____

i) Seepage Pits: Design Percolation Rate *N/A*

i) Seepage Pits: Design Percolation Rate *N/A*

i) Seepage Pits: Design Percolation Rate *N/A*

4. Attachments (Check items included):

~~X~~ General Plan of System Showing Locations of All System Components.

X-Sections of Each System Component including Grease Trap, Septic Tank, Dosing Tank, Disposal Field, Seepage Pits and Interceptor Drains.

Pump Performance Curve

____ Other - Specify _____

5. I hereby certify that the information furnished of this application (and attachments thereto) is true and accurate. I am aware that falsification of data is a violation of the Water pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

CONTRACTOR'S NAME and ADDRESS CARRACCIA Company Inc

336 RT 22 Green BROOK, NJ
07812

DATE 30 Dec 03

TELEPHONE #609. 468. 2815

NATURE OF REPAIR Remove & Replace, to expedite
sale of house

John W. Hoff / Carroccia Co.
APPLICANT'S SIGNATURE
Contractor

Application Approved

Application Denied

OFFICIANT'S SIGNATURE

COPY

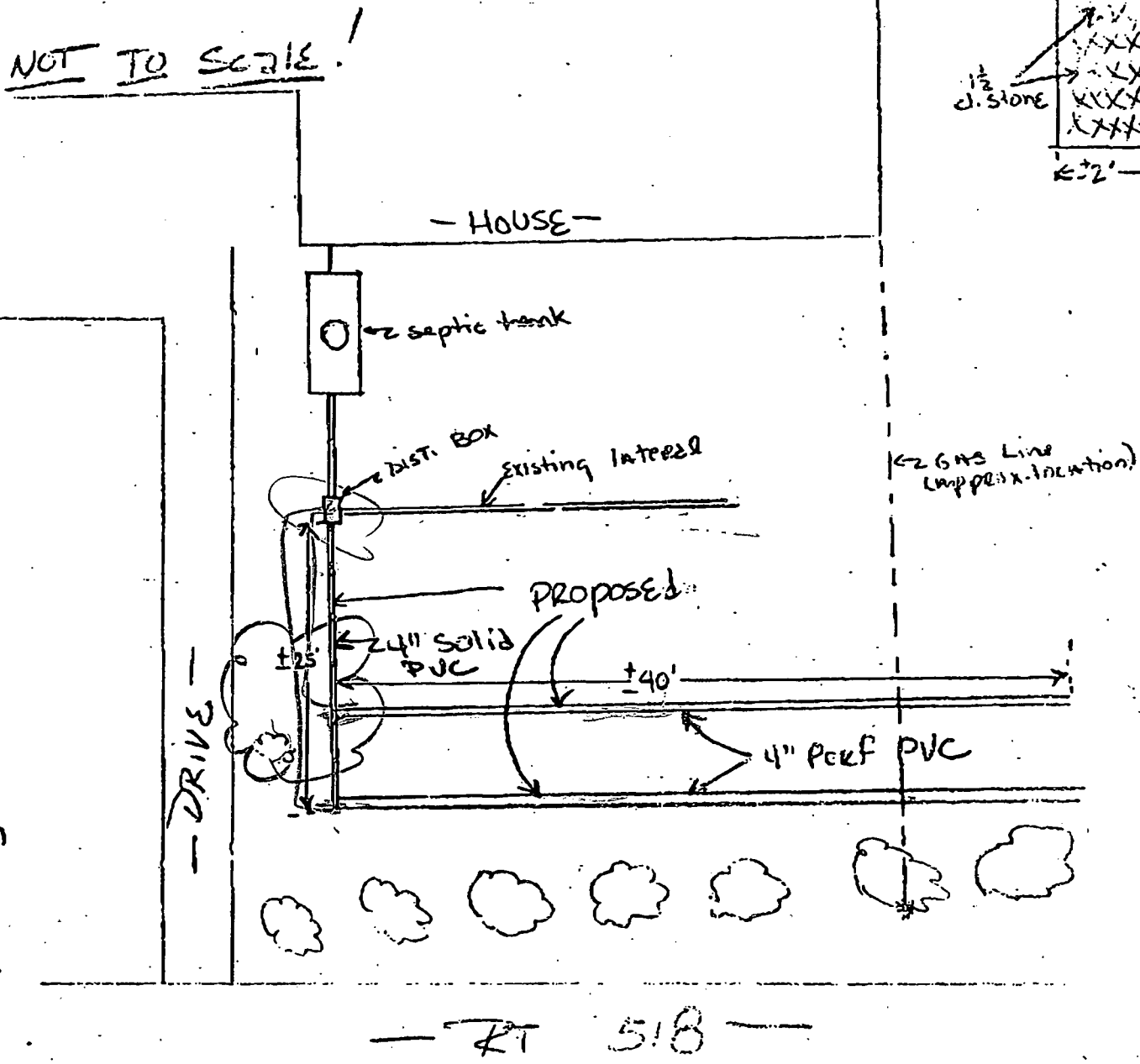


MAKING ANYTHING
R.D. 2, BOX 128
LAMBERTVILLE, NJ 08530
(609) 397-8458

JOHN W. HOFF & ASSOCIATES

R.D. No. 1 • Box 149 • Lambertville, New Jersey 08530 • 609-397-8458

ART Nilsen 466-1912
RT 518 924-6446
Hopewell, NJ





Return to Search Screen

Block: 25 Lot: 24 Qual: Class: 2

Location: 254 LAMBERTVL HOPEWELL RD Town: 06 HOPEWELL 08525

Owner: DOMITROWSKI JEFFREY V & NICOLE D

Street: 254 LAMBERTVL HOPEWELL RD

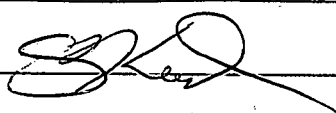
City State Zip: HOPEWELL NJ 08525

Square Feet: 2232 Year Built: 1959



PROPERTY DETAIL

12/31/03

Blk 25 Lot 24 

Met Onsite with John Hoff (Contractor)

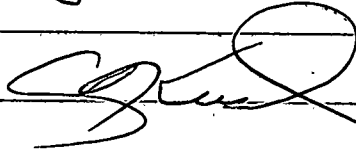
One lateral excavated - hit gas line
called PSE&G to Report.

Old System hydraulically loaded with
Sensors

Bottom depth of Stone in Heavy Clay
Soils

Advised Contractor to consult with property
owner before proceeding.

Replacement in kind while permitted may
NOT Address cause of malfunction



1/12/04 Contractor proceeding. Says he advised homeowner
to contact Engineer. Engineer (Goldenham/Bail)
did site inspection (for Contractor) and advised that
Replace in kind may or may NOT work. Homeowner
decided to proceed with Replace in kind and do
attention if Replace in kind did does NOT work

