This is a document received by Delaware Riverkeeper Network from our OPRA Request to Hopewell Township on 10.19.2022.
Zoning Permit

Worksite: 6 CREEK RIM DRIVE
Location: Hopewell Township, NJ

Owner: SUNOCO PIPELINE LP
Address: 525 FRITZTOWN RD
SINKING SPRING, PA 19608

Applicant: SUNOCO PIPELINE LP
Address: 525 FRITZTOWN RD
SINKING SPRING, PA 19608

Block: 99.01 Lot: 9 Qualifier: Zone: R-100 Well and/or Septic

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: Single-Family Residential

☐ Non Conforming Use
☐ Non Conforming Structure

Proposed Use: Utility

Work Description:

Tree Removal

Application Approved Date: 10/13/2022

Upon review it was determined that the Zoning Permit:

☐ Permitted by Ordinance
☐ Permitted by Variance approved on: ____________________________
☑ Approved with Conditions
☐ Valid Nonconforming Use/Structure is established by
  ☐ Zoning Board of Adjustment ☐ Zoning Officer

Additional Comments:
REVISED SUBMITTAL
Applicant has provided additional information regarding the feasibility of tree replacement on Lot 6.

Applicant proposes to abandon existing pipeline and construct new parallel 14" steel oil pipeline. New pipeline will be constructed primarily through the use of horizontal directional drilling under the Delaware River. Approximately 300 LF will be cut and cover.

A relocated easement will permanently managed to be free of woody vegetation. Approximately 46 trees will be removed, including approximately 10 trees within 150 ft. of the stream corridor. Applicant is not proposing tree replacement within Lot 6 but rather a monetary contribution in the Hopewell Tree Escrow Fund. The applicant proposes 76 tree replacements for the removal trees on Lots 9 & 10. Quantities and sizes have been approved. Final species and location shall be submitted for review and approval.

Applicant previously received a stream corridor permit from the Township Environmental Commission. DRCC, Mercer County SESC, and NJDEP approvals have been obtained.

The permit is approved subject to the following conditions:
1. Prior to tree removal, the applicant shall prepare a performance bond estimate for review and approval by the Township Engineer. The performance bond shall be posted with the Township Clerk.
2. Prior to tree planting, the applicant shall submit a tree replacement plan for review and approval by the Township Engineer.
3. Payment into Tree Fund Escrow shall be submitted prior to tree removal.