



**TOWNSHIP of HOPEWELL
MERCER COUNTY**

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

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

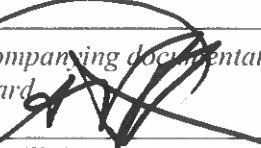
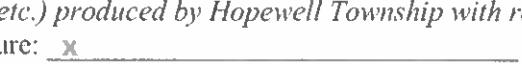
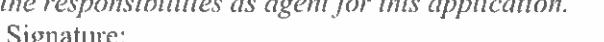
**APPLICATION AND RELATED
DOCUMENTS**



TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road
Titusville, New Jersey 08560-1410
Phone 609.737.0605 Ext. 6640

PLANNING BOARD & ZONING BOARD APPLICATION

Date:			
Block: 78	Lot: 17	Zoning District: IMF-1	Tax Map Sheet: 20
Work Site Location / Address: 2500 Pennington Road			
Project Name: Heritage at Hopewell			
Property Owner Name: Albert M Encourato			
Property Owner's Address: 2500 Pennington Rd, Pennington, NJ 08534			
Property Owner's Phone Number: 609-209-0322			
<i>I have reviewed this application and accompanying documentation and consent to the filing of the same with the Hopewell Township Planning/Zoning Board.</i>			
Property Owner's Signature: 			
Applicant's Name: American Properties Hopewell II LLC			
Applicant's Address: 517 Route 1 South - Suite 2100, Iselin, NJ 08830			
Applicant's Phone Number: 732-692-1326			
Applicant's Email: gkanter@americanproperties.net (correspondence will be emailed unless otherwise requested)			
Contact or Agent's Name (this is the primary point of contact for the application): Greg Kanter			
Contact or Agent's Address: 517 Route 1 South, Suite 2100			
Contact or Agent's Phone Number: 973 945 4504			
Contact or Agent's Email: gkanter@americanproperties.net (correspondence will be emailed unless otherwise requested)			
<i>I do hereby consent to the filing of this application and appoint <u>Greg Kanter</u> to perform all duties as may be required to prosecute this application before the Hopewell Township Planning/Zoning Board. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by Hopewell Township with regard to this matter.</i>			
Applicant's Signature: 			
<i>I do hereby accept the responsibilities as agent for this application.</i>			
Contact or Agent's Signature: 			
Name of Preparer of Plans: William J. Parkhill - MidAtlantic Engineering Partners, LLC			
Preparer of Plans Address: 1971 Route 34 South, Suite 201, Wall, NJ 07719			
Preparer of Plans Phone Number: 609-910-4450			
Preparer of Plans Email: wjp@midatlanticeng.com			



TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road
Titusville, New Jersey 08560-1410
Phone 609.737.0605 Ext. 6640

PLANNING BOARD & ZONING BOARD APPLICATION

Date:

Block: **78** Lot: **17** Zoning District: **IMF-1** Tax Map Sheet: **20**

Work Site Location / Address: **2500 Pennington Road**

Project Name: **Heritage at Hopewell**

Property Owner Name: **Albert M Enourato**

Property Owner's Address: **2500 Pennington Rd, Pennington, NJ 08534**

Property Owner's Phone Number: **609-209-0322**

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

Property Owner's Signature: **X**

Applicant's Name: **American Properties Hopewell II LLC**

Applicant's Address: **517 Route 1 South - Suite 2100, Iselin, NJ 08830**

Applicant's Phone Number: **732-692-1326**

Applicant's Email: **gkanter@americanproperties.net**

(correspondence will be emailed unless otherwise requested)

Contact or Agent's Name (this is the primary point of contact for the application): **Greg Kanter**

Contact or Agent's Address: **517 Route 1 South, Suite 2100**

Contact or Agent's Phone Number: **973 945 4504**

Contact or Agent's Email: **gkanter@americanproperties.net**

(correspondence will be emailed unless otherwise requested)

*I do hereby consent to the filing of this application and appoint **Greg Kanter** to perform all duties as may be required to prosecute this application before the Hopewell Township Planning/Zoning Board. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by Hopewell Township with regard to this matter.*

Applicant's Signature: **X**

Randy Csik, Member

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

Contact or Agent's Signature: **GREG KANTER**

Name of Preparer of Plans: **William J. Parkhill - MidAtlantic Engineering Partners, LLC**

Preparer of Plans Address: **1971 Route 34 South, Suite 201, Wall, NJ 07719**

Preparer of Plans Phone Number: **609-910-4450**

Preparer of Plans Email: **wjp@midatlanticeng.com**

Architect's Name:	CPL Partnership, LLC
Architect's Address:	95 Matawan Road, Second Floor, Matawan, NJ 07747
Architect's Phone Number:	732-566-0297
Architect's Email:	

Attorney's Name:	Frank J. Petrino, Esq., Eckert Seamans
Address:	PO Box 5404, Princeton, NJ 08543
Phone Number:	609-989-5029
Email:	fpetrino@eckertseamans.co

Application Type (check all that apply):

- Appeal of decision of Zoning Officer (Zoning Board only)
- Concept Review with Board (Planning Board only)
- Conditional Use Permit (Planning Board only)
- Extension of time (specify)
- Final Major Subdivision (total lots = _____)
- Final Site Plan (_____ SF of proposed improvements & number of dwelling units 67 _____)
- General Development Plan (Planning Board only)
- Minor Subdivision (total lots = _____)
- Plan resubmittal due to incompleteness determination
- Preliminary Major Subdivision – 10 or fewer lots (total lots = _____)
- Preliminary Major Subdivision – more than 10 lots (total lots = _____)
- Preliminary Site Plan – >10ac. and/or >10 dwelling units (_____ SF of proposed improvements & number of dwelling units 67 _____)
- Preliminary Site Plan – 10 ac. or less and 10 du or less (_____ SF of proposed improvements & number of dwelling units _____)
- Request for Interpretation of Zoning Ordinance (Zoning Board only)
- Site Plan Amendment
- Site Plan Waiver
- Technical Review with Professionals
- Variance – bulk or “c”
- Variance – use or other “d” (specify which) (Zoning Board only)
- Other (specify)

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

The project proposes a new community, Heritage at Hopewell, which is designated as an inclusionary development in the Township's Housing Element and Fair Share Plan. The community will consist of a total of 67 units. The 55 for sale, market rate units will all be 3-bedroom townhouse units. There will be 12 affordable units, which will be rental apartments.

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

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

Building / Project Information:

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

TOWNSHIP OF HOPEWELL

PRELIMINARY SITE PLAN CHECKLIST

Applicant's Name: American Properties @ Hopewell II, LLC

Site Block and Lot: Block 78, Lot 17

Site Address: 2500 Pennington Road (NJSR Rt. 31)

Signature and Name of Person Preparing Checklist: 
Signature

Jason M. Fogler, P.E.
Name

05/12/2023
Date Signed

All documents must be submitted in hard copy and pdf.

Administrative

Appl. Use Only	Hard Copies Required	Twp Use Only
Submit one hard copy and pdf of required documents for Completeness Determination.		
<input checked="" type="checkbox"/> 1. Submitted within published "window for submission."		
<input checked="" type="checkbox"/> 2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.	3	
<input checked="" type="checkbox"/> 3. Payment of Required Fees.		
<input checked="" type="checkbox"/> 4. Completed Escrow Agreement.	3	
<input checked="" type="checkbox"/> 5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	3	
<input checked="" type="checkbox"/> 6. Completed Consent to Entry Form.	3	
<input checked="" type="checkbox"/> 7. Completed Preliminary Site Plan Checklist.	3	
<input checked="" type="checkbox"/> 8. Completed "Design Waiver Request" form.	3	
<input checked="" type="checkbox"/> 9. Certificate of Ownership.	3	
<input checked="" type="checkbox"/> 10. Tree Survey Plan.	3	
<input checked="" type="checkbox"/> 11. Site Plan(s) folded, collated, bound, signed, and sealed.	3 full size and 15 to-scale half size	
<input checked="" type="checkbox"/> 12. Traffic Analysis - collated, bound, signed, and sealed.	3	

<i>Appl. Use Only</i>		<i>Copies Required</i>	<i>Twp Use Only</i>
<input checked="" type="checkbox"/>	13. Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	<u>3</u>	—
<input checked="" type="checkbox"/>	14. Storm water management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	<u>3</u>	—
<input checked="" type="checkbox"/>	15. Completed Fiscal Impact Data Sheet.	<u>3</u>	—
<u>N/A</u>	16. Well Water Supply Evaluation - collated, bound, signed and sealed.	<u>3</u>	—
<u>N/A</u>	17. Existing Septic System Certification - signed and sealed.	<u>3</u>	—
<u>N/A</u>	18. Water Quality Test Reports by NJDEP certified laboratory for existing on-site wells and test wells.	<u>3</u>	—
<input checked="" type="checkbox"/>	19. Soil Test Reports collated, bound, signed and sealed.	<u>3</u>	—
<input checked="" type="checkbox"/>	20. Consistency with Wastewater Management Plan of the Township of Hopewell.	<u>3</u>	—
<u>N/A</u>	21. Proof of submission of a request for a wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection a minimum of 60 days prior to submitting this application. Proof shall include acknowledgement of receipt by an official of the New Jersey Department of Environmental Protection.	<u>3</u>	—
<input checked="" type="checkbox"/>	22. Submission of a wetlands report and wetlands delineation.	<u>3</u>	—
<input checked="" type="checkbox"/>	23. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.	<u>3</u>	—

Health

<i>Appl. Use Only</i>		<i>Twp Use Only</i>
<u>Waiver</u>	1. Location of all existing sewage disposal systems on-site and within 200 feet of the boundary of the entire tract.	—
<u>N/A</u>	2. Certification by a New Jersey Licensed Professional Engineer regarding adequacy of any and all existing on-site sewage disposal systems pursuant to Chapters 16 and 17. Potential reserve areas for modification of existing systems shall be shown on the plan. Application will be declared incomplete should failing or unsatisfactory conditions be noted, certified, or found to exist.	—
<u>N/A</u>	3. Submission of laboratory test report for all existing on-site wells or potable water supplies pursuant to Chapter 16 and 17. Application shall be declared incomplete should failing or unsatisfactory conditions be noted or found to exist (Bacteria, Nitrate, Volatile organics, and other items required by the Health Officer).	—
<u>N/A</u>	4. Soils Tests shall be provided for primary and reserve septic areas pursuant to Chapters 16 and 17. Test results submitted which are invalid because of expiration dates or do not comply with all provisions of Chapters 16 and 17 shall render the application incomplete.	—

N/A 5. The Location and results of all complete, incomplete, unacceptable and unwitnessed profile pits, permeability tests, basin floods and percolation tests. All results shall be shown on a separate plan(s) entitled "Sewage Disposal and Water Supply Plan." All result locations shall be dimensioned to all proposed and existing lot lines, watercourses, easements, wetland limits, sewage disposal and water supply systems within 200 feet of the tests.

N/A 6. Submission of individual soil test reports by soil log or test number for each test location in numerical ascending order shall be provided. Each report shall be signed and sealed by a New Jersey Licensed Professional Engineer and coordinated with each lot number shown on the plan submitted.

N/A 7. Submission of well water supply evaluation pursuant to Chapter 16.

N/A 8. The location of all on-site, off-site, and off tract test wells, monitor wells, and existing wells within 500 feet of the test wells are to be shown pursuant to Chapter 16.

N/A 9. Written documentation signed by the homeowners, or affidavits executed by the applicant proving permission. All wells within 500 feet of the test well shall be monitored. In the event monitoring is not permitted, the denial by the homeowner shall be submitted. In the event of a denial or no response, an affidavit by the applicant detailing efforts made to obtain permission and/or the reasons for denial shall also accompany the application.

Waiver 10. Proof of submission of Treatment Works or NJPDES permit applications for any wastewater disposal method or system not in compliance with NJAC 7:9A., any system proposing to discharge more than 2,000 gallons per day, or any proposed connection to a public sewer system requiring a Treatment Works permit application.

Outside agency review permits shall be submitted as condition of approval

Engineering

1. Designed, drawn, signed and sealed by A.I.A., C.L.A., N.J.P.E., N.J.P.L.S. or N.J.P.P. as appropriate.

2. Blue or Blackline reproduction on standard sized sheets 30" x 42," 24" x 36," 15" x 21," 8½" x 13."

3. Acceptable title block containing minimum data as prescribed by N.J.S.A. 13:40-1.

4. All scales shall be written and graphically identified. Minimum scales for plan preparation shall be as follows:

a. Key Maps: 1" - 1000'

b. Boundary and Topographic Survey: 1" = 100'

c. Environmental Inventory Maps: 1" = 200'

d. Grading and Drainage Plans: 1" = 50"

e. Site Plans: 1" = 50'

f. Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' - Vertical
Horizontal to Vertical Ratio of scales being no more than 10.

g. Sewage Disposal and Water Supply Plan: 1" = 50'

- h. Landscaping: 1" = 50' for street tree planting islands. Individual unit, island, or other detailed landscaping being provided at a minimum of 1" = 30.'
- 5. A north arrow with reference meridian.
- 6. A legend identifying symbols and drafting techniques used.
- 7. A border shall be placed on all plans. This border shall be 1/2" for the bottom, right side and top of each plan with a 1½" border on the left side.
- 8. A boundary and topographic survey of the total tract signed and sealed by the preparing NJ. Professional Land Surveyor in accordance with N.J.S.A. 13:40. Topography shall be 5 foot intervals for slopes of 10% or greater, 2 foot intervals for slopes between 3% and 10% and 1 foot intervals for slopes up to and including 3%. Topography within 200 feet from the subdivision boundary shall be shown. All topography shall be based on NGVD 1988 datum. Benchmarks shall be established within 500 feet of the subdivision boundary and shown, together with appropriate references.
- 9. All existing and proposed utility service lines and laterals on site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, sump pump connections, and underground electric and phone service.
- 10. Site Plan showing the proposed use and site improvements including but not limited to: existing topography; location of all proposed structures with dimensions to boundaries; location of all existing structures to remain or to be removed; proposed access aisles with curb-to-curb dimensions for width; curb radii dimensions; automobile parking stalls with dimensions for width and depth; truck loading and parking aisle and stalls with dimensions for stall length and width; type of truck to use loading area; typical truck radii detail; loading dock locations; all sidewalk locations and dimensions; provisions for handicapped; location of bench mark; flood hazard areas; wetlands boundaries; stream corridor areas; easement areas; traffic warning and regulatory signs; and trees to be removed/remain.
- 11. Drainage and grading plan duplicating all data shown on the site plan (dimensions not required to determine slopes should not be shown). Existing and proposed contours with intervals of one foot where slopes are less than two percent; with intervals of two feet where slopes are between two percent and ten percent; and with intervals of five feet where slopes exceed ten percent; spot elevations at bottom of curb for every point of curvature or tangency, breaks in grade, and handicapped ramps; elevations of drainage inlet grates and manhole rims; storm and sanitary sewer pipe invert elevations; elevations at corners of proposed structures; finished first floor elevations; and elevations at loading ramps. Contours must be based on NGVD 1988 elevations and benchmarks must be shown. Where drainage swales are proposed, the elevation, percent longitudinal slope and typical cross section of the swales shall be shown.

Proposed grading shall be designed to provide a balanced cut and fill condition as much as practical.
- 12. Storm drainage profiles for all diversion swales, waterways, storm sewer pipe and any other conduit shall be provided. These profiles may be shown on a separate sheet entitled "Drainage Profiles", the detention basin plan or construction detail plans. Existing elevations shall be shown at 100-foot intervals. Proposed elevations for appurtenances shall be shown at 100-foot intervals, concrete structure elevations shall be shown at 50-foot intervals; Invert elevations; elevations at grade changes. Proposed slopes shall be written.
- 13. A Stormwater Management Plan detailing all existing and proposed grades and contours, outlet structure details, conduit outlet protection details, all inverts of low flow channel with proposed longitudinal slope(s), typical cross section trash rack details, emergency spillway cross sections and profiles to point of discharge, construction details and designations of ultimate ownership of the basin.

14. Hydraulic calculations for stormwater detention showing no increase in runoff from the pre-development conditions for the water quality 2, 10, and 100 year storm frequency as determined by "Urban Hydrology for Small Watersheds TR-55" Type III rainfall using the following criteria.
- a. Pre-development conditions shall be considered as "good."
- b. Post development conditions shall be considered as "poor" with maximum impervious coverages permitted by ordinance being used in developing post development curve numbers.
- c. Calculations shall include a separate drainage area map for both pre- and post-development conditions with soils types, soil uses and flow patterns, time of concentration flow paths and flow lengths and slopes being identified. A separate drainage area map for inlets shall also be provided.
- d. Routing of pre- and post-development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."
- e. Emergency spillways shall be provided. The cross sections shall be designed to pass the 100-year post development inflow plus 50%. The invert shall be set at the crest of the 100-year storage elevation in the basin.
- f. All detention basins shall be designed to serve as a sediment basin during and after construction in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey References.
- g. Computations showing Compliance with the Regulations of the D & R Canal Commission and the Mercer County Planning Board.
15. Hydraulic calculations for stormwater runoff collection systems shall be submitted. Calculations may use the rational method or Soil Conservation Service method pursuant to the Land Use and Development Ordinance.
16. Typical construction details shall be provided on drawings designated as "Construction Details." Details to be shown shall include: typical roadway cross section; storm sewer inlets and manholes (each type proposed); storm sewer headwalls, storm sewer trench; storm sewer flared-end section; underdrain; storm sewer step; curb; curb end treatment, depressed curb; sidewalk, handicapped ramp; street signs; warning and regulatory signs; mailbox, sump pump/underdrain to storm sewer connection; any "poured in place" concrete details and reinforcing schedules; and all retaining wall details. The typical details shown in the site improvement standards are preferred.
17. All on-site wetlands shall be field identified by a qualified expert in accordance with NJDEP standards, and surveyed, and located on the plan by the applicant's New Jersey Professional Land Surveyor. A wetlands report identifying all observations and findings of the wetlands expert shall accompany the site plan application. If the lands remaining are 50 acres or larger, and not to be built upon, wetlands will only be required to be identified within 150 feet of the proposed lots or any other on-site or off tract improvements. The applicant shall certify in writing that no construction shall occur upon the remaining lands until all on-site wetlands are identified.
- N/A 18. Half cross sections, 50 feet on center, shall be provided for all roadways to be widened. Each section shall include the location and NGVD 1988 elevation of all existing and proposed physical centerline; right-of-way centerline; edge of pavements, right-of-way lines, sidewalk centerlines, sidewalk widths. In addition, the existing and proposed contours 25 feet from the proposed right-of-way line shall be shown.

19. A traffic report and analysis including but not limited to existing and background peak hour traffic volumes and distribution patterns; peak hour onsite generated traffic volumes and distribution patterns; existing and proposed traffic composition; analysis of adequacy of proposed on-site circulation patterns including adequacy of truck and automobile turning radii; analysis of need for number of loading bays; existing and proposed levels of service and volume/capacity ratios; adequacy of proposed sight distances; analysis of need for acceleration/deceleration lanes; analysis of need for roadway striping, signage or reflectorization; need for signalization and a summary recommendation and conclusions for the analysis. The study area shall include the site as proposed by this application; the site as proposed by a master development plan; the existing and proposed roadway frontages of the site, and the nearest intersection of public roadways as measured away from the site in opposite directions. The roadways approaching the site shall be generally reviewed for adequacy to support site generated traffic. This report shall be prepared by a New Jersey licensed Professional Engineer qualified to make the analysis as required herein. —
20. Compliance with each and every design standard of the Land Use and Development Ordinance. —
- N/A 21. Compliance with approved General Development Plan. —
22. Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each. —
23. Stream corridor delineation with requisite buffers preserved by easement. —

Planning

1. A key map sheet showing the tract in question: north arrow; zoning district limits; tax lot numbers, tax block numbers, tax sheet numbers; owners names as identified on certified list provided by Township for tract in question and all lots within 200 feet of total tract; Municipal Boundaries; Existing or proposed "Master Plan" features or facilities on the site or within 500 feet of total tract; Airport Hazard Areas; signature and seal of licensed professional; names and address of owner applicant and professional preparing the map; owners certification; zoning data for each zone with all proposed data and deficiencies listed, and index of sheets (where applicable). All measurements specified herein shall be measured radially from the boundary and shall include all lots, zones, etc. on opposite sides of roads and within other municipalities. —
2. Site Plan showing the proposed use and site improvements including but not limited to: existing topography; location of all proposed structures with dimensions to boundaries; location of all existing structures to remain or to be removed; proposed access aisles with curb-to-curb dimensions for width; curb radii dimensions; automobile parking stalls with dimensions for width and depth; truck loading and parking aisle and stalls with dimensions for stall length and width; type of truck to use loading area; typical truck radii detail; loading dock locations; all sidewalk locations and dimensions; provisions for handicapped; location of bench mark; flood hazard areas; wetlands boundaries; stream corridor areas; easement areas; traffic warning and regulatory signs; and trees to be removed/remain. —
3. Zoning requirements shall be tabulated to show all bulk requirements of the zone or zones in which the site plan is located and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures. All lot areas shown shall be identified as gross and net areas in accordance with ordinance definitions. Density shall be shown as defined by the Land Use and Development Ordinance. —

- 4. Architectural floor plans for each floor and for each elevation. These plans shall be signed and sealed by a New Jersey Licensed Architect. _____
- 5. Compliance with each and every design standard of the Land Use and Development Ordinance. _____
- N/A 6. Compliance with approved General Development Plan. _____
- N/A 7. Compliance with Historic Preservation Commission criteria for onsite structures or foundations and any sites or features within 200 feet of site boundary. _____
- 8. Identification and Location of Affordable Housing Units. _____
- 9. Stream corridor delineation with requisite buffers preserved by easement. _____
- N/A10. Cultural features, historic sites, and critical view sheds, as mapped by the Township. _____

Landscaping and Lighting

- 1. Aerial extent of tree cover for woodland stand 10,000 sq. ft. or greater in area with a brief description of the typical tree species found within the stand, the average size of the trees measured 4-1/2' above grade, the average height of the woodland stand, and the general health of the woodland stand. This information may be combined with other environmental information and shown on the Environmental Resource Inventory Summary Map as part of the Environmental Assessment, instead. If this is done, provide a note referring to the Environmental Resource Inventory Summary Map on the Landscape and Lighting Plan. _____
- 2. The surveyed location of each individual tree 6" or > measured 4-1/2' above grade located inside the Limit of disturbance and extending 25' outside the limit of disturbance. A tree preservation chart showing the species and health of each individual tree located inside the limit of disturbance and extending 25' outside the limit of disturbance, and whether each tree is proposed to remain, to be removed, or to be transplanted. _____
- 3. Proposed trees, shrubs, groundcovers, and vegetative plants with key, detailing the following information:
 - a. Proposed plant names, both common and scientific. _____
 - b. Proposed plant sizes in caliper, height, and/or width at the time of installation. _____
 - c. Type of nursery stock, (i.e. balled and burlapped or container) and size planting. _____
 - d. Proposed plant spacing and any other comments relating to installation. _____
 - e. Planting notes, including a specification that the plants shall conform to the American Standard for Nursery Stock, latest revision. _____
 - f. Delineation showing which areas are to be irrigated. _____
- 4. Landscape maintenance specifications. _____
- 5. Planting details conforming with current horticultural practices. _____
- 6. Pedestrian and bicycle circulation systems, including width proposed and materials. _____
- 7. Outdoor pedestrian spaces with landscape architectural elements detailed. _____

- 8. Construction details for pedestrian and bicycle circulation systems, outdoor spaces, and site furnishings. _____
- 9. Details of all outdoor light fixtures, including building mounted fixtures and illuminated signage. Fixture details shall include:
 - a. Manufacturer's catalog cuts, indicating lamping and including all accessory components. _____
 - b. Photometric reports with graphic candela curve illustrating vertical distribution from nadir to 180 degrees. _____
 - c. Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles. _____
- 10. Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include:
 - a. Maintained horizontal illumination levels indicated on a maximum grid spacing of 10' _____
 - b. Location and mounting height for each fixture. _____
- 11. Schedule of operation and method used to control each fixture shall be indicated in schedule or by note on Lighting Plan. _____
- 12. Calculation summary to include:
 - a. Minimum maintained horizontal illumination (fc). _____
 - b. Average maintained horizontal illumination (fc). _____
 - c. Maximum maintained horizontal illumination (fc). _____
 - d. Maximum-to-minimum Uniformity Ratio. _____
 - e. Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc). _____
 - f. Maximum maintained vertical illumination at 5' above grade at edge of property line (fc). _____
 - g. Average maintained vertical existence of signage (fL). _____
- 13. Foundation construction details for light poles. _____

TOWNSHIP USE ONLY

Application Reviewed By: _____ *Date:* _____

Recommendation: _____ *complete/incomplete*

TOWNSHIP OF HOPEWELL

FINAL SITE PLAN CHECKLIST

Applicant's Name: American Properties @ Hopewell II, LLC

Site Block and Lot: Block 78, Lot 17

Site Address: 2500 Pennington Road

Signature and Name of Person Preparing Checklist:



Signature

Jason M. Fogler, P.E.

Name

05/12/2023

Date Signed

All documents must be submitted in hard copy and pdf.

Administrative

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
	Submit one hard copy and pdf of documents and plans for Completeness Determination.		
<input checked="" type="checkbox"/>	1. Submitted within published "window for submission."		
<input checked="" type="checkbox"/>	2. Completed Application Forms, including Corporation or Partnership Disclosure Affidavit.	3	
<input checked="" type="checkbox"/>	3. Payment of Required Fees.		
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<input checked="" type="checkbox"/>	7. Completed Final Site Plan Checklist.	3	
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<input checked="" type="checkbox"/>	10. Final Site Plans(s) folded, collated, bound, signed, and sealed with a common date of issue and revision.	<u>3 full size and 15 to-scale half size</u>	
<u>N/A</u>	11. Copy of resolution of Preliminary Site Plan approval. Final Application being submitted simultaneously with Preliminary Application	3	
<u>N/A</u>	12. Certification that all conditions of preliminary site plan approval have been satisfied and Preliminary Site Plans have been signed by and are on file with the Hopewell Township Planning Board. For any project seeking relief from this item, an itemized description detailing any and all outstanding items and the status of each. Final Application being submitted simultaneously with Preliminary Application	3	

<u>Appl. Use Only</u>		<u>Hard Copies Required</u>	<u>Twp Use Only</u>
<u>Waiver</u>	13. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location. Utility Service Letters Provided, additional letters will be submitted as condition of approval	3	—
<input checked="" type="checkbox"/> 14. Written documentation addressed to the Planning Board from all agencies guaranteeing utility service to the site (including electricity, telephone, gas and cable TV). Such documentation shall indicate any and all conditions for obtaining such service. Utility Service Letters Provided, additional letters will be submitted as condition of approval	3	—	

<u>Appl. Use Only</u>		<u>Twp Use Only</u>
<u>Health</u>		

<u>N/A</u>	1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist.	—
<u>N/A</u>	2. Final septic system design criteria and grading shown on "Sewage Disposal and Water Supply Plan.	—
<u>Waiver</u>	3. Proof of submission of Treatment Works or NJPDES permit applications for any wastewater disposal method or system not in compliance with NJAC 7:9A., any system proposing to discharge more than 2,000 gallons per day, or any proposed connection to a public sewer system requiring a Treatment Works permit application. Outside agency review permits shall be submitted as condition of approval	—

Engineering

<u>N/A</u>	1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist. All documents submitted for preliminary site plan approval shall be appropriately revised, retitled, dated, and all documents submitted shall bear the same date. Final Application being submitted simultaneously with Preliminary Application	—
<input checked="" type="checkbox"/> 2.	Architectural elevations - front, left side, right side, and rear signed and sealed by a New Jersey Licensed Architect. All plans to bear a common date of issue with final site plan.	—
<input checked="" type="checkbox"/> 3.	An estimate of all construction quantities for all on-site and off-tract improvements to public property or improvements which shall be dedicated to the public or planned to be maintained by a Homeowners Association.	—
<u>Waiver</u>	4. Metes and bounds descriptions for all right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; and common driveway easements. Final easement descriptions and exhibits shall be submitted as condition of approval	—
<input checked="" type="checkbox"/> 5.	Detailed project phasing plan including proposed construction sequences, routes to and from site, construction methods, hours of operations, construction traffic control plans, temporary construction office locations, and any other construction-related plans.	—
<u>Waiver</u>	6. A Developer's Agreement approved and executed by the Hopewell Township Committee when improvements to public property or improvements which shall be dedicated to the public or a Homeowners Association are part of the approval. Final easement descriptions and exhibits shall be submitted as condition of approval	—

Appl. Use Only	Twp Use Only
<input checked="" type="checkbox"/> 7. Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control and landscaping at a scale of not smaller than 1" = 50' each facility location.	
<input checked="" type="checkbox"/> 8. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.	
<input checked="" type="checkbox"/> 9. Block and Lot numbers approved by Tax Assessor.	
<input checked="" type="checkbox"/> Waiver 10. Copies of all Federal, State, County and local permits obtained as part of preliminary approval. Outside agency review permits shall be submitted as condition of approval	
<input checked="" type="checkbox"/> 11. Details of all outdoor light fixtures not included with Preliminary Site Plan Approval, including building mounted fixtures and illuminate signage. Fixture details shall include:	
<input checked="" type="checkbox"/> a. Manufacturer's catalog cuts, indicating lamping and including all accessory components.	
<input checked="" type="checkbox"/> b. Photometric report with graphic candela illustrating vertical distribution from nadir to 180 degrees.	
<input checked="" type="checkbox"/> c. Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles.	
<input checked="" type="checkbox"/> 12. Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include:	
<input checked="" type="checkbox"/> a. Initial horizontal illumination levels indicated on a maximum grid spacing of 10'.	
<input checked="" type="checkbox"/> b. Maintained horizontal illumination levels indicated on a maximum grid spacing of 10'.	
<input checked="" type="checkbox"/> c. Location and mounting height for each fixture.	
<input checked="" type="checkbox"/> d. Schedule of operation and method used to control each fixture.	
<input checked="" type="checkbox"/> 13. Calculation summary to include:	
<input checked="" type="checkbox"/> a. Minimum maintained horizontal illumination (fc).	
<input checked="" type="checkbox"/> b. Average maintained horizontal illumination (fc).	
<input checked="" type="checkbox"/> c. Maximum maintained horizontal illumination (fc).	
<input checked="" type="checkbox"/> d. Maximum-to-minimum Uniformity Ratio.	
<input checked="" type="checkbox"/> e. Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc).	
<input checked="" type="checkbox"/> f. Maximum maintained vertical illumination at 5' above grade of property line (fc).	
<input checked="" type="checkbox"/> g. Average maintained vertical existence of signage (fL).	
<input checked="" type="checkbox"/> h. Average initial horizontal illumination (fc).	

Planning

- N/A 1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist. All documents submitted for preliminary site plan approval shall be appropriately revised, retitled, dated, and all documents submitted shall bear the same date.
Final Application being submitted simultaneously with Preliminary Application
- X 2. Architectural elevations - front, left side, right side, and rear signed and sealed by a New Jersey Licensed Architect. All plans to bear a common date of issue with final site plan.
- X 3. Detailed project phasing plan including proposed construction sequences, routes to and from site, construction methods, hours of operations, construction traffic control plans, temporary construction office locations, and any other construction-related plans.
- Waiver 4. A Developer's Agreement approved and executed by the Hopewell Township Committee when improvements to public property or improvements which shall be dedicated to the public or a Homeowners Association are part of the approval.
Final easement descriptions and exhibits shall be submitted as condition of approval
- X 5. Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control, landscaping and lighting at a scale of not smaller than 1" = 50' each facility location.
- X 6. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.
- N/A 7. Block and Lot numbers approved by Tax Assessor.
Final Application being submitted simultaneously with Preliminary Application, lots to be finalized as condition of approval
- Waiver 8. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.
Outside agency review permits shall be submitted as condition of approval

TOWNSHIP USE ONLY

Application Reviewed By: _____ **Date:** _____

Recommendation: _____ **complete/incomplete**



TOWNSHIP OF HOPEWELL
201 Washington Crossing-Pennington Road
Titusville, New Jersey 08560-1410
Phone 609.737.0605 Ext. 6640

TOWNSHIP OF HOPEWELL

CHECKLIST SUBMISSION AND DESIGN WAIVER REQUEST FORM

Date: 05/12/2023	
Block: 78	Lot: 17
Property Address: 2500 Pennington Road	
Name of Project: Heritage at Hopewell	
Name of Applicant: American Properties at Hopewell II, LLC	

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

Checklist Item or Design Standard Reference	Explanation and Support Data for Waiver Request	Township Use Only Approved (A) Denied (D)
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Prelim-Health # 1:	Location Existing Sewage Disposal Systems
Prelim-Health # 10:	Proof of submission of Treatment Works
Final-Admin #13:	Letter from utilities providing service agreeing to easements
Final-Admin #14:	Letter to Planning Board from utilities providing service
Final-Health # 3:	Proof of submission of Treatment Works
Final-Eng #4:	Metes & Bounds of proposed easements
Final-Eng #6:	Developer's Agreement
Final-Eng #10:	Outside Agency Permits
Final-Planning #4:	Developer's Agreement
Final-Planning #08:	Outside Agency Permits