



**TOWNSHIP of HOPEWELL**  
**MERCER COUNTY**

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

**PROJECT / APPLICATION**

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

**CORRESPONDENCE**



Paul W. Ferriero, PE, PP, CME, LEED AP, CFM  
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C. Richard Quamme, PE, CME  
Jess H. Symonds, PE

**Responses from the Applicant's team in blue bold text**  
**January 12, 2024**  
**(Responses starting on page 4)**

**MEMORANDUM**  
(via email)

TO: Hopewell Township Planning Board  
FROM: Mark Kataryniak, PE, Township Redevelopment Engineer  
DATE: November 10, 2023  
SUBJECT: **Engineering Review 1**  
Preliminary & Final Amended Major Site Plan  
Hopewell Parc Apartments – Phase 1N-4  
1 SP Drive Owner Urban Renewal LLC  
Block 93.06 Lots 81 & 83, IMF-1 Zone  
Hopewell Township, New Jersey  
FEI Project No.: 23HT205

Our office is in receipt of the documents noted below submitted in support of the referenced application:

- Hopewell Township Planning & Zoning Board Application, dated August 25, 2023, for Preliminary and Final Site Plan application.
- Preliminary and Final Site Plan Checklists dated August 29, 2023, and checklist waiver request form.
- A Stormwater Management Compliance Statement prepared by Van Note-Harvey Associates, Inc., dated August 23, 2023.
- Amended Preliminary and Final Major Site Plans, prepared by Van Note-Harvey Associates, Inc., dated August 23, 2023, containing sixteen (16) sheets.
- Architectural plans, prepared by Major Architecture, DPC, dated August 31, 2023, containing twelve (12) sheets.
- Landscaping Plans, prepared by Melillo Bauer Carmen Landscape Architecture, dated August 1, 2023, containing five (5) sheets.

The subject application seeks amended preliminary and final site plan approval for a portion of the previously approved inclusionary development, located on Scotch Road, known as Hopewell Parc. The Hopewell Parc project had obtained preliminary and final site plan approval from the Hopewell Township Planning Board on May 27, 2021, which was memorialized in Resolution PBA 21-014. A portion of the project, in the North Section of the development and identified as Phase 1N-4, consisted of apartments arranged in the easterly portion of the North Section neighborhood. This apartment section comprises a total of 270 units, contained within 6 buildings, with 20% of the total units set aside for affordable units. The six buildings are arranged around a central common area/courtyard.

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The subject property is included in the township's Third-Round Affordable Housing Plan, and is situated within the Inclusionary Multi-Family – 1 Zoning District.

***Our office reviewed the applicant's submission and request for waivers in accordance with the Township's application checklists. Our office found the application materials sufficient for the scope and extent of the specific application and recommended the application be deemed complete for engineering items, as detailed in our October 3, 2023 memorandum.***

**Application Summary**

The subject application seeks amended preliminary and final site plan approval for the outdoor amenity spaces supporting the proposed apartment section of the community, Phase 1N-4, within the overall Hopewell Parc project. The site plans approved by the Planning Board on May 27, 2021 had proposed a separate clubhouse and outdoor pool within the open space areas of the apartment section, for the exclusive use of the apartment residents within the overall project. The current application seeks preliminary and final site plan approval to modify the proposed improvements within the common/courtyard area to provide enhanced amenities for the residents of the apartment section of the development. The current application proposes to modify the layout of the previously approved clubhouse and pool within the central area, and provide additional amenities including, an expanded pool deck, patios with sitting areas, shade structures, outdoor game areas, a playground, a dog park, and a community garden. Expanded walking paths are also proposed to provide additional access between the apartment buildings and amenity areas. Minor modifications to the stormwater collection system, to provide surface drainage collection points within the amenity areas, and realignment of sanitary sewer piping is also included to improve the functionality of the common area.

**Project Development to Date**

Since the Planning Board granted approval of the Hopewell Parc project in 2021, construction has begun on the north section of the project. Construction advanced to date includes clearing and grading of the north section site, construction of stormwater and utility infrastructure, construction of townhouse buildings, and landscaping along the perimeter of the tract. Work within the apartment section of the project, has been limited to minor clearing and grading.

The apartment section of the project was configured on a separate lot as part of the original site plan application approved by the Board. Since the Planning Board last reviewed applications related to the subject project, the lot containing the apartments, identified as Phase 1N4 in the previously approved Site Plans, was the subject of a transfer of development rights from US Homes d/b/a Lennar to the applicant identified herein. The modified Redevelopment Agreement was authorized by the Township Committee earlier this year.

The overall configuration of the apartment buildings and development layout within the subject lot remain unchanged from the site plan previously approved by the Planning Board. The originally approved number

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of apartment units, number of affordable units, and location/layout of the residential buildings remains consistent with the previously approved site plans.

Following the approval by the Planning Board, minor changes were made to the proposed development, that were reviewed as part of the Resolution Compliance and Building Permit review processes that takes place after the Board's approval of an application. The changes to the plans consisted of the following:

1. Minor interior changes to the proposed apartment buildings were made that consist of adjustments to the interior layout of the internal walls of the individual apartment units to improve the constructability of the buildings. These minor modifications were previously submitted and approved as an administrative change to the approved site plans, as outlined in a December 12, 2022 memorandum from my office (copy attached), on the basis that:
  - a. No changes to the exterior building dimensions (height, depth and width) occur as a result of the proposed building revisions.
  - b. The number of entrances at each building remains unchanged. It is also noted that the location of the entrances on the individual buildings has not changed.
  - c. The total unit count of 270 apartments, including 54 affordable units (20% set-aside) remains consistent with the Planning Board approval.
  - d. The distribution of the affordable units by bedroom type, in accordance with the Uniform Housing Affordability Controls, remains compliant with the requirements of NJAC 5:80-26.3, as illustrated in the following table.

**Summary of Unit Count and Bedroom Distribution for  
Apartment Development within North Section of Hopewell Parc**  
(Per Architectural Plans by Major Architecture, DPC, Dated Rev. 3 - 10/7/2022)

Unit Type	Unit Count / Building						Total Units	COAH Compliance Summary	
	Bldg. 1	Bldg. 2	Bldg. 3	Bldg. 4	Bldg. 5	Bldg. 6		No COAH Units	UHAC BR Dist (NJAC 5:80-26.3)
1 BR Mkt	22	19	13	11	11	28	104		
2 BR Mkt	17	15	23	19	19	19	112		
1 BR COAH	1	1	2	2	2	2	10	10	19% No Min. Req'm't.
2 BR COAH	4	4	7	7	7	3	32	32	59% Meet 30% Min.
3 BR COAH	3	6	0	0	0	3	12	12	22% Meets 20% Min.
Total Units:	47	45	45	39	39	55			
Total Units Provided:							270	54	
Total Units Approved:							270	54	
Set-aside % Provided (20% Req'd.):								20.0%	

2. The December 12, 2022 administrative approval also included minor modifications to the proposed clubhouse building. Portions of the first floor were expanded by approximately 181 square feet. However, covered porches were also reduced, resulting in a net decrease of the total building area

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by approximately 129 square feet. The latest proposed modifications of the clubhouse building retain the previously approved minor footprint modification, and add a basement to the building.

**Technical Review – Amended Application**

The application submitted herein for amended preliminary and final site plan approval builds off the administrative changes described above and proposes enhanced amenities for the benefit of the residents within the apartment section of Hopewell Parc.

**A. Zoning**

1. The current application proposes no changes to the exterior dimensions, spacing or layout of the residential buildings within the subject portion of the project. The requested amendments propose no changes to the bulk and area requirements, parking design, unit count and provisions for a 20% set-aside of affordable units within the buildings.

**Response: Acknowledged.**

2. With no changes proposed to the overall layout of the residential buildings, the findings of fact, conclusions of the Board, and Conditions placed on the overall application, as they apply to this specific portion of the project, remain unchanged from the Board's prior approval.

**Response: Acknowledged.**

3. We recommend that any approval the Board grants for this amended application include a requirement that the terms and conditions of the Board's prior approval remain applicable to this portion of the project with respect to the obligations for compliance with the Redevelopment Plan, and Redevelopment Agreement applicable to the project.

**Response: Acknowledged.**

4. The subject property (Block 93.06, Lots 81 & 83) contains frontage on Aaron Truehart Way, and access to the apartment property is by way of a divided driveway entrance situated near the northwest corner of the property frontage. While Aaron Truehart Way remains under construction as part of the overall Hopewell Parc project, the subdivision plat, recorded as Filed Map 4169 on November 16, 2022, establishes the roadway as a municipal public right of way. The roadway will be accepted by the Township as a municipal public street once the construction of the roadway has been satisfactorily completed under the terms of the prior site plan approval and Redeveloper's Agreement. The current application proposes the construction of a separate site identification sign situated within the central island of the site driveway. The proposed sign meets the requirements of §17-106.f.8 for a development sign at the entrance to a project containing more than 150 dwelling units.

**Response: Acknowledged.**

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5. Compliance with the dimensional requirements for the proposed sign is as follows:

- a. Total sign area; 25 square feet permitted; 24.29± square feet proposed
- b. Sign height; 5 feet permitted; 3'9" proposed
- c. Curblin setback; 10 foot minimum required; >10 feet proposed
- d. Sign Lighting (per §17-106.d10); Shielded light source from adjoining or nearby lots, streets, and interior drives required; applicant shall provide details on the proposed sign lighting to demonstrate compliance with this section of the Ordinance.

**Response: Lighting is shown on the Entry Monument Sign and section provided. Please refer to Attachment A for further detail on signage.**

6. The proposed lighting within the outdoor recreation/amenity area may require variance relief from §17-90. Additional information is needed on the intended operation of the lighting in this area to confirm if any relief is required. See additional comments on the lighting design contained in later sections of this report.

**Response: Additional lighting information will be provided.**

B. Plan Comments

1. Sheet CE-3 – Site Layout Plan

- a. A dimension should be added to the plan showing the setback of the proposed site identification sign to the right of way and curblin of Aaron Truehart Way.

**Response: A dimension will be added at the requested location.**

- b. Dimensions of the outdoor patio areas, community garden, dog park and bike rack area should be provided on the plan for confirmation of overall layout during construction and to illustrate the proposed separation between the various elements proposed.

**Response: Dimensions will be added at the requested locations.**

- c. Provide dimensions between the dog park / community garden and the parking spaces within the parking lot.

**Response: Dimensions will be added at the requested locations.**

- d. The general notes on the plan sheet appear to apply to elements of the larger development project, and should be revised accordingly.

**Response: The general notes will be revised to only apply to elements of the amended site plan project.**

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- e. We recommend adding a note to the Layout Plan that refers to the applicable sheet in the plan set that contains the details for the construction of the proposed improvements.

**Response: Construction detail sheets will be added to the plan set.**

- f. The sizes, location, and height of the outdoor structures within the amenity areas, including minimally the shade structures and feature walls, should be indicated on the plans.

**Response: Additional detail/information regarding the outdoor structures within the amenity area will be provided.**

**2. Sheet CE-4 – Site Grading Plan**

- a. Proposed grading is not indicated for the dog park and community garden area.

**Response: Proposed grading in the dog park and community garden area will be added.**

- b. Additional detail is needed on the proposed hardscape materials, such as the walkways and patios, to assist with constructability and to identify the accessible areas and paths. Areas of additional information needed include:
  - 1. The proposed cross slopes of the walkways and patios.
  - 2. Spot elevations at the tie-in points to the buildings and parking lots.
  - 3. Landing areas, if needed, along the designated accessible routes.
  - 4. Spot elevations at the tops and bottoms of the proposed outdoor stairs.

**Response: Additional detail will be added on the proposed hardscape materials, such as the walkways and patios.**

- c. The main entrance to the clubhouse from the parking lot loop indicates stairs along the walkway. The applicant should confirm if the access walk shown at the northwest corner of the clubhouse building is intended to be the accessible main entrance to the clubhouse, and note the same on the plan along with any directional signage proposed.

**Response: Confirmed, this is an accessible route. A note will be added to the plans.**

**3. Sheet CE-5 – Site Drainage Plan**

- a. The plan should include any direct connections from the roofed structures within the amenities area to the proposed drainage system.

**Response: All shade structures are open trellis and will not include a separate drainage system.**

- b. All piped connections from roof leaders to the drainage inlets should include provisions for clean-outs.

**Response: Clean-outs for all piped connections from roof leaders to drainage inlets will be provided.**

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- c. No additional drainage inlets or piping is shown for the dog park / community garden area. The applicant should describe how stormwater collection in this area will be addressed, and what, if any, provisions are proposed to prevent pet waste from entering the stormwater system.

**Response: Testimony will be provided.**

- d. The proposed drainage pipe at the southeast corner of the pool is shown crossing the enclosure area for the pool equipment. The applicant should consider rerouting this segment of pipe to avoid conflicts with the piping required for the pool equipment.

**Response: Rerouting the pipe in question will be considered and revise accordingly.**

- e. The pipe run from Inlet N335.4 to Inlet N335, near the easterly side of the clubhouse, is shown to be constructed at a flat slope. A minimum running slope of 0.5% is recommended.

**Response: The pipe slope from N335.4 to N335 will be increased to a minimum of 0.5%.**

- f. The applicant should describe the intended maintenance operations of the pool and indicate what measures will be put in place to restrict direct discharge of chlorinated water into the stormwater system through the inlets located in proximity to the equipment enclosure.

**Response: Testimony will be provided. However, it is not intended for pool discharge to get into the stormwater system. A note will be added to the plan.**

**4. Sheet CE-6 – Site Utility Plan**

- a. Service utilities for the pool should be included on the plan.

**Response: Service utilities for the pool will be added to the plan.**

- b. The applicant should indicate if provisions will be made for water service at the proposed dog park and community garden area, and illustrate any services proposed on the plan.

**Response: Water service will be provided to the proposed dog park and community garden area. A water fountain and hose bib, respectively, will be added.**

- c. The applicant should provide testimony to support the proposed change in the sanitary sewer main construction at the southwest corner of the lot in question near the proposed retaining wall.

**Response: Testimony will be provided.**

**5. Sheet CE-7 – Site Soil Erosion & Sediment Control Plan**

- a. The proposed site modifications will require recertification of the plan by the Mercer County Soil Conservation District.

**Response: Acknowledged. A copy of the recertification will be forwarded upon receipt.**



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- b. The applicant should be required to provide proof of recertification to the Township prior to any construction as a Condition of any approval granted by this Board.

**Response: Acknowledged.**

6. Sheets LG1.0, LG-1.0A, LG2.0, and LG2.1 through 2.4 – Site Lighting Plans and Details

- a. The Site Lighting Plans, Maintained and Initial Illumination Levels, should be revised to include the proposed lighting mounted on the site identification sign. The applicant should demonstrate compliance with §17-106.d10 with regards to restricting glare on the adjacent streets and lots.

**Response: The sign lighting will be added to the plan.**

- b. The proposed lighting design within the subject lot comprising the apartment development consists of pole-mounted lighting of the parking areas, consistent with the previously approved site plans, with added bollard lighting along the walking paths proposed within central courtyard of the property. Additionally, the plans depict the addition of the following lighting fixtures in the vicinity of the outdoor amenities:
  - 1. Three additional pole-mounted decorative street luminaires, 13 feet in height, along the approach walkways to the various outdoor gathering areas. The proposed luminaires match the fixtures proposed at the pedestrian entrances to the apartment buildings.
  - 2. Wall-mounted lighting units installed on the westerly and southerly side of the clubhouse building as well as on the supports for the two shade structures located in the outdoor gathering areas.
  - 3. Recessed ceiling-mounted units within the roof overhangs on the clubhouse buildings.

**Response: Acknowledged.**

- c. The applicant should describe the operating hours for the lighting associated with the amenity areas, and indicate if it will operate on a different schedule from the parking lot lighting as described in the notes included on the plans. Exterior lighting for recreation areas is required to be turned off after 10:00 PM [§17-90.4.a.3]. Lighting operations within the recreational amenity areas intended to operate after 10:00 PM will require variance relief from the Board.

**Response: Testimony will be provided.**

- d. Details for the foundations of the bollard lights should be included in the plans, and the foundation design shall meet the requirements of §17-90.5.a.3.

**Response: Details for the foundations of the bollard lights will be included in the plans.**

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7. Sheets A-01, A-01C, A-02, A-03, A-05 through A-08, A-10, A-13 through A-15 – Architectural Plans

- a. The submitted architectural plans are consistent with the revised plans that were approved under the administrative approval granted on December 12, 2022. The applicant should provide testimony to the board on any additional changes made to the plans after the administrative approval. The plans contain revision notes 4, and 5 that are dated after the administrative review was granted.

**Response: A sketch of the clubhouse revisions was provided with the December 12, 2022 package for administrative approval. Revision 4 formally documents these clubhouse plan and elevation changes that align with the previous administrative approval and Revision 5 includes lighting modifications to the clubhouse and residential buildings to align with the lighting plans issued as part of this amendment.**

8. Sheet L-100 – Materials Plan, Clubhouse Amenity Area

- a. Construction details should be provided for the various permanent structures and hardscape surface materials.

**Response: Construction detail sheets will be added to the plan set.**

- b. Testimony should be provided to the board on the grade and color of the finished materials. Colored renderings or material samples should be provided for the Board's consideration.

**Response: Testimony will be provided.**

- c. The applicant should indicate if any permanent equipment will be provided in the fenced play area, and include the appropriate details.

**Response: Testimony will be provided.**

- d. The plan indicates an outdoor television to be mounted on the northerly side of the feature wall. Any outdoor audio equipment will be required to comply with the township and state noise ordinance requirements.

**Response: Acknowledged.**

9. Sheet L-100A – Signage Context Plan – Clubhouse Amenity Area

- a. The applicant should confirm if any additional signage beyond the monument sign at the property entrance is proposed.

**Response: Testimony will be provided.**

- b. Any exterior guidance or wayfinding signage, including those qualifying as exempt signage [§17-106.b] are required to be indicated on the plan.

**Response: Acknowledged.**

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- c. The applicant should provide a comparison of any outdoor signage proposed with the requirements of §17-106 of the Land Use and Development Ordinance to identify the need for any relief necessary.

**Response: A comparison of any outdoor signage proposed with the requirements of §17-106 of the Land Use and Development Ordinance will be provided. Please refer to Attachment A for detailed signage information.**

10. Sheet L-101 – Grading Plan – Clubhouse Amenity Plan

- a. Refer to the prior comments on the Grading Plans within the Civil Engineering Drawings.

**Response: Acknowledged.**

11. Sheets L-102, L-102A – Planting Plan, Details and Notes – Clubhouse Amenity Plan

- a. The overall site plan previously approved by the Board met the tree replacement requirement [§12-4.9], therefore the additional planting proposed offer an enhancement to the landscaping proposed on the site.

**Response: Acknowledged.**

- b. We recommend that the Planting Schedule be amended to include quantities for the various materials proposed.

**Response: Quantities will be included for all proposed trees.**

- c. All of the proposed plant materials comply with the township's native plant list [§17-89.1], with the exception of the Skyline Honeylocust, Green Giant Arborvitae, and Norway Spruce. We recommend substitution of these materials with species included on the native plant list. We also defer to the Environmental Commission on recommendations for suitable alternatives.

**Response: Substitutions will be provided for the noted species based upon the native plant list and any recommendations provided by the Environmental Commission.**

- d. The plans indicate that the planting areas will be irrigated. The applicant should provide a plan indicating the irrigation areas and the location of the utility service connections.

**Response: Irrigation plans will be provided as a condition of approval at the time of construction.**

12. Sheet L-200 – Materials Plan – Dog Run and Garden Area

- a. Overall dimensions of the garden enclosure, seating area, and dog run should be added to the plan.

**Response: Dimensions will be added to the plans.**

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- b. Construction details should be provided for the fencing, synthetic turf, stamped concrete, garden beds and stone dust surfaces.

**Response: Construction detail sheets will be added to the landscape plans.**

- c. Installation of trash receptacles are recommended at the entrances to the dog run and garden area.

**Response: Trash receptacles will be added at the requested locations.**

- d. The applicant should indicate if a water supply will be provided, and indicate same on the plan.

**Response: A water supply will be provided for the community garden and dog run areas. Hose bib locations will be provided on the landscape plans.**

### 13. General

- a. The site plans should include construction details for the various proposed features that will be constructed on site. While some of the construction details contained within the originally approved site plan set remain applicable to the current proposal, we recommend that they be included within this plan set.

**Response: Construction detail sheets will be added to the plan set.**

### C. Stormwater Management Compliance Statement

- 1. The statement submitted provides a summary of the increase in impervious coverage resulting from the proposed changes to the amenity area as compared to the previously approved site plan. The report further states that because the total increase in new impervious surface does not exceed the surplus coverage that had been included in the stormwater design for the previous site plan application, no changes to the stormwater system is required. While I have no objection to the general concept of taking credit for the previous surplus impervious coverage, we ask that the applicant provide clarification on the following items:
  - a. Confirm if the total increase in impervious cover summarized includes the artificial turf area with the proposed dog run. The artificial turf surface should be included in the summary of the total increase in impervious surface.

**Response: An updated impervious cover summary will be provided clarifying which impervious surfaces have been accounted for.**

- b. The total increase in impervious surface meets the definition of a major development under §17-82. However, if the total increase in impervious does not require modification to the stormwater management system previously approved, the project may be applicable for the NJDEP's legacy provisions contained within NJAC 7:8-1.6(b). We ask that the applicant provide testimony to demonstrate that the legacy provisions are appropriate to apply in this case.

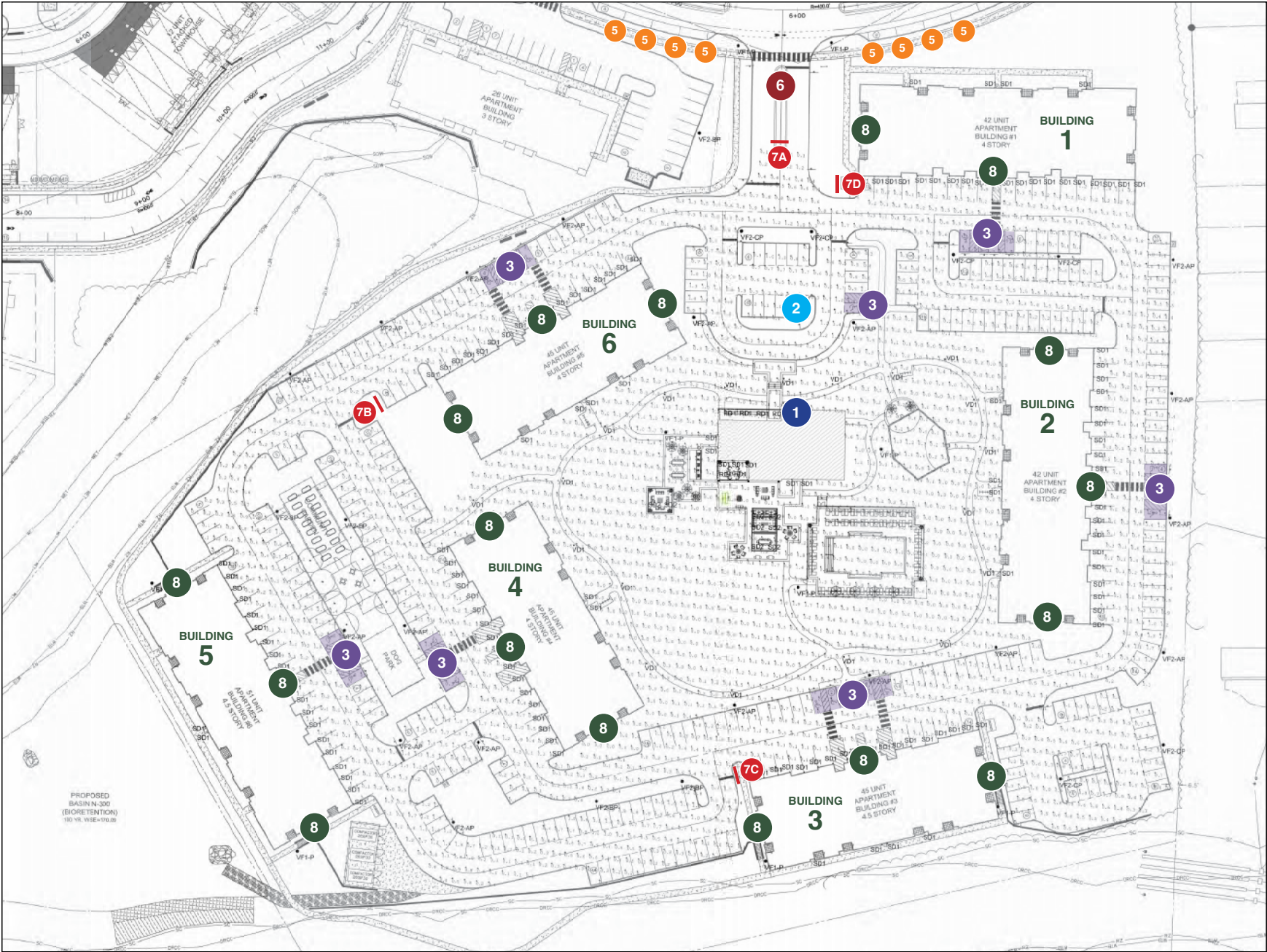
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**Response: Testimony will be provided.**

I trust that the enclosed material is helpful in the Board's consideration of the application. Please contact me if you have any questions on the recommendations or comments contained on the enclosed materials.

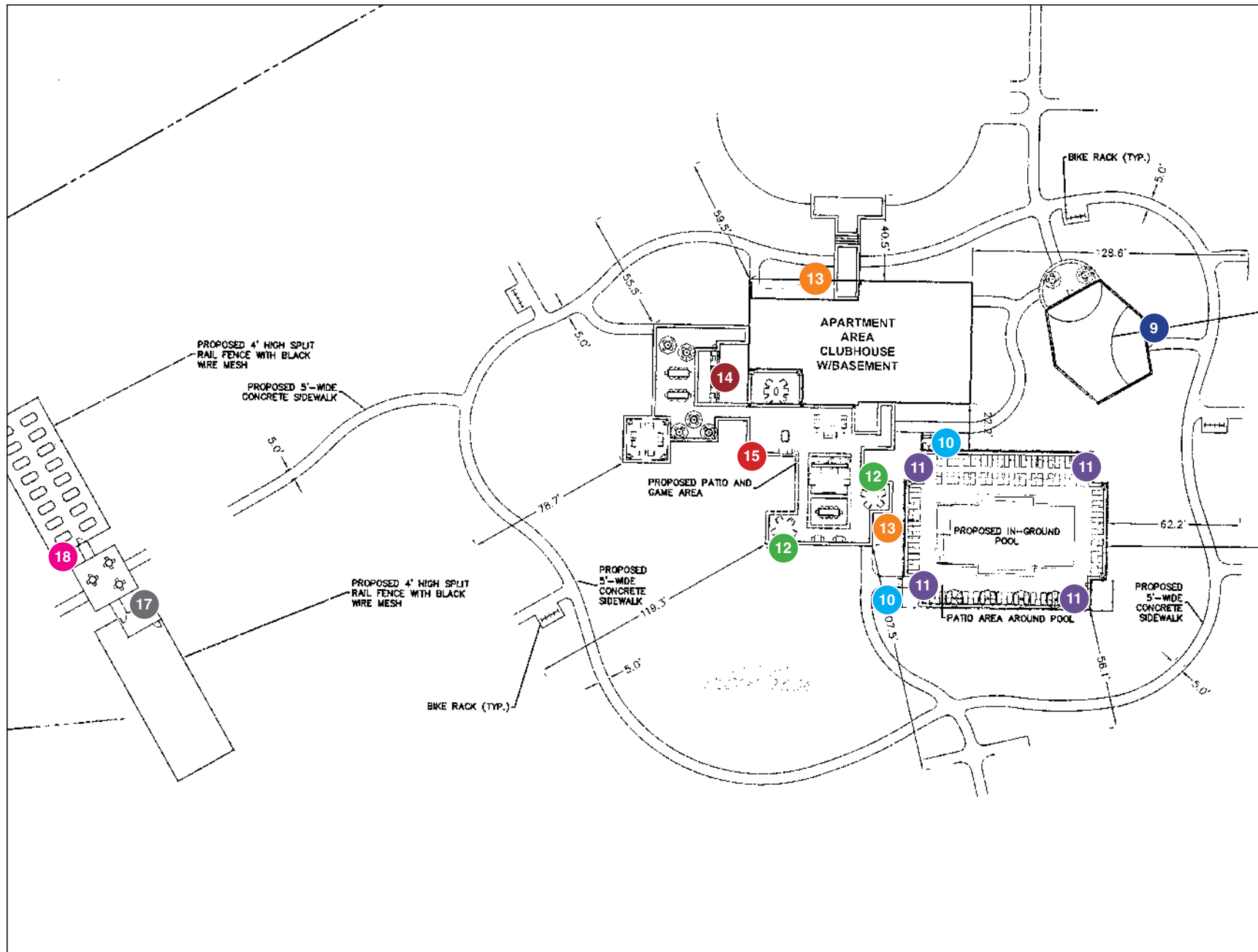
cc: Frank Banisch, PP, AICP, Board Planner, [frankbanisch@banisch.com](mailto:frankbanisch@banisch.com)  
Jim Hutzelmann, PE, Township Engineer, [jhutzelmann@hopewelltp.org](mailto:jhutzelmann@hopewelltp.org)  
Jason R. Tuvel, Esq., Applicant's Attorney, [jason@primelaw.com](mailto:jason@primelaw.com)  
Brain Perry, PE, Applicant's Engineer, [bperry@vannoteharvey.com](mailto:bperry@vannoteharvey.com)





COMMUNITY SIGNAGE

- 1 Leasing Center Sign (QTY: 1)
- 2 Future Resident Parking Sign (QTY: 2)
- 3 Handicap Parking Sign (QTY: 25)
- 4 Leasing Office Directional (QTY: 1)
- 5 Flutter Flags (QTY: 8)  
temporary during lease up
- 6 Entry Monument (QTY: 1)
- 7 Wayfinding Signs (QTY: 4)
- 8 Building ID Signs (QTY: 17)



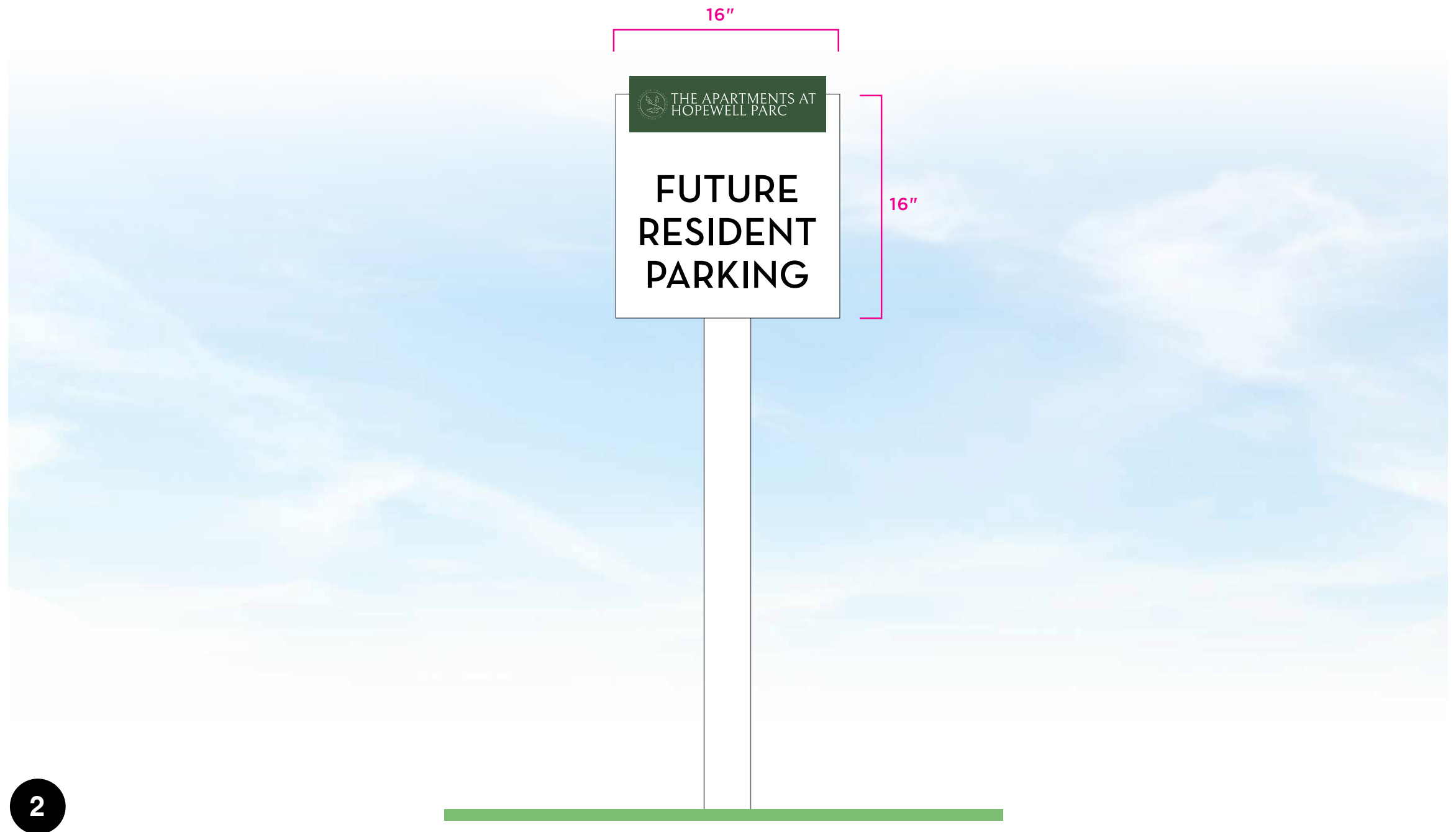
- 9 Tot Lot/Playground Rules Sign (QTY: 1)
- 10 Community Pool Rules Sign (QTY: 2)
- 11 No Diving Fence Mounted Sign (QTY: 4)
- 12 Fire Pit Rules Sign (QTY: 2)
- 13 Smoke-Free Community Sign (QTY: 2)
- 14 BBQ/Grill Rules Sign (QTY: 1)
- 15 Post Mounted Table Tennis Rules Sign (QTY: 1)
- 17 Dog Park Rules Sign (QTY: 1)
- 18 Community Garden Sign (QTY: 1)

1



KRE - Hopewell Parc - (1) Single-Sided 28 x 32 Leasing Center Sign - Flat Painted Graphics  
(1) 22 x 5.5 Logo Plaque - White Posts with Caps





**KRE - Hopewell Parc - (2) Single-Sided 16 x 16 Future Resident Parking Sign - Flat Painted Graphics**  
**(2) 14 x 4 Logo Plaque - (2) Single White Post with Cap**



SIDE A



SIDE B

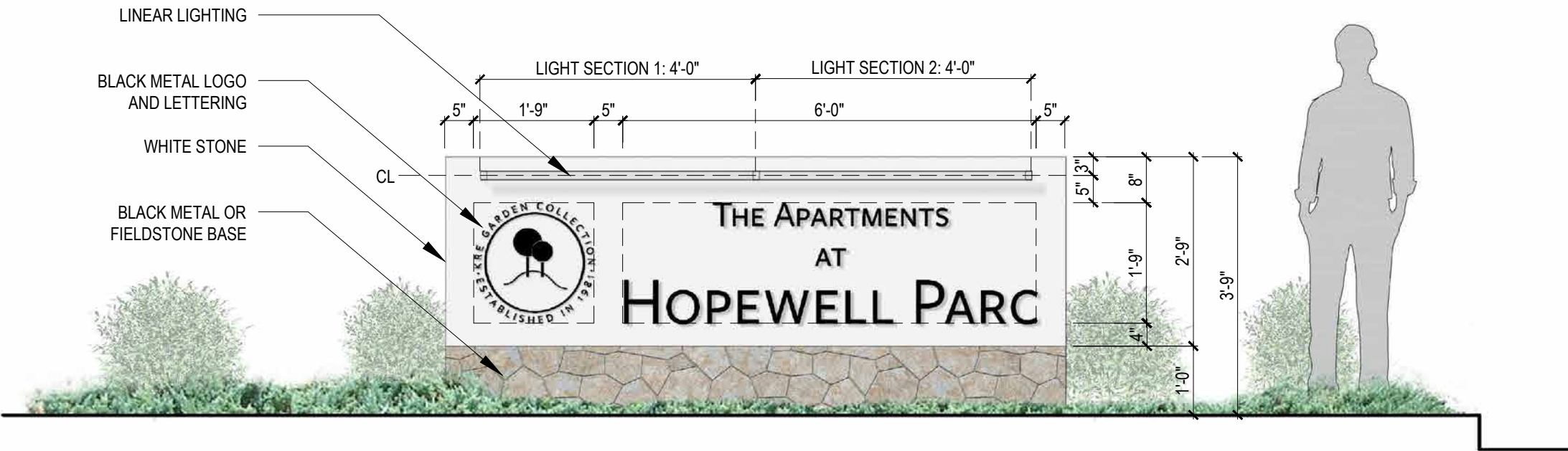


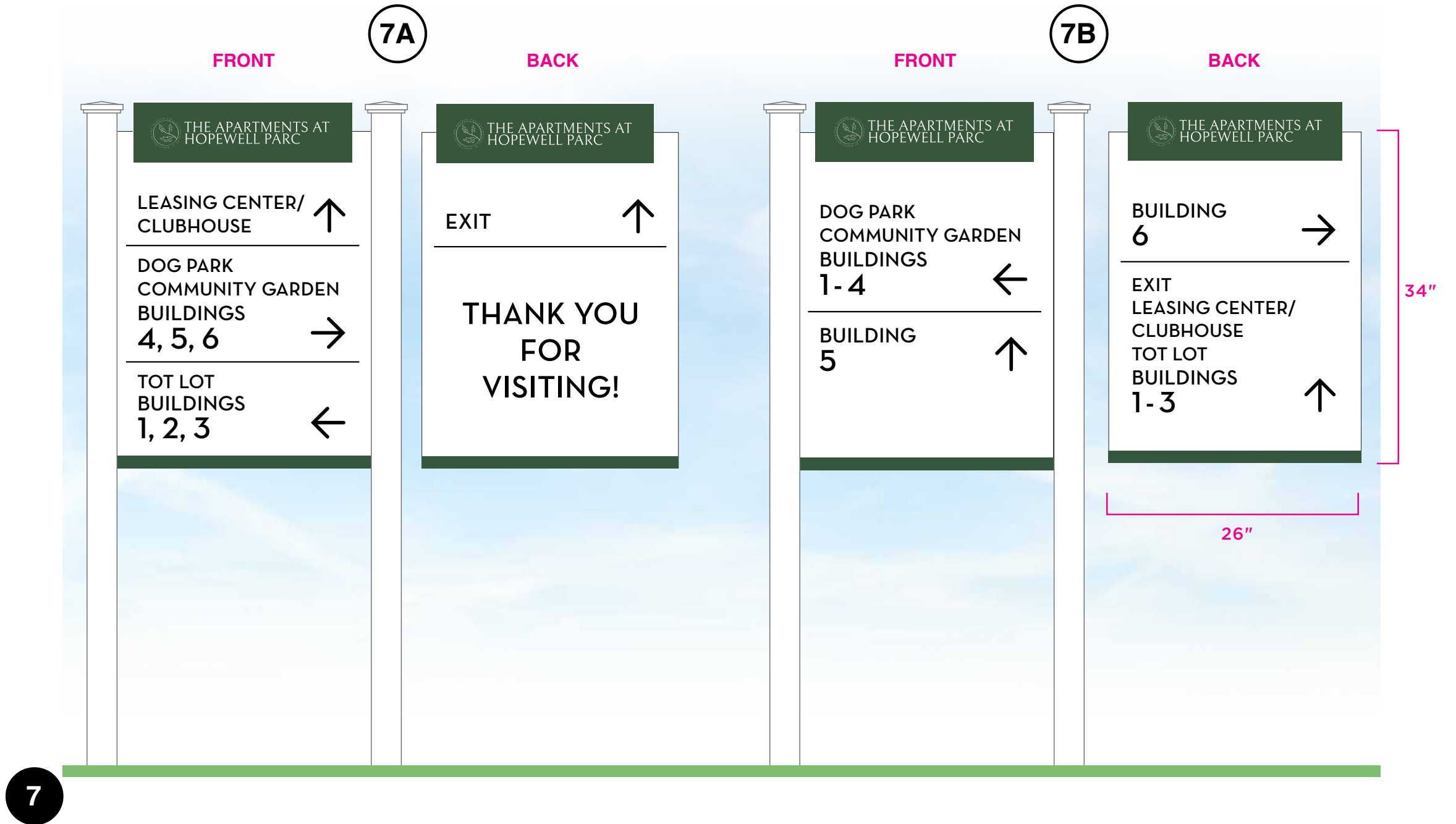
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KRE - Hopewell Parc - (1) Double-Sided 48 x 48 LC Directional Signs - Flat Painted Graphics  
(2) Concealed White Posts with Caps



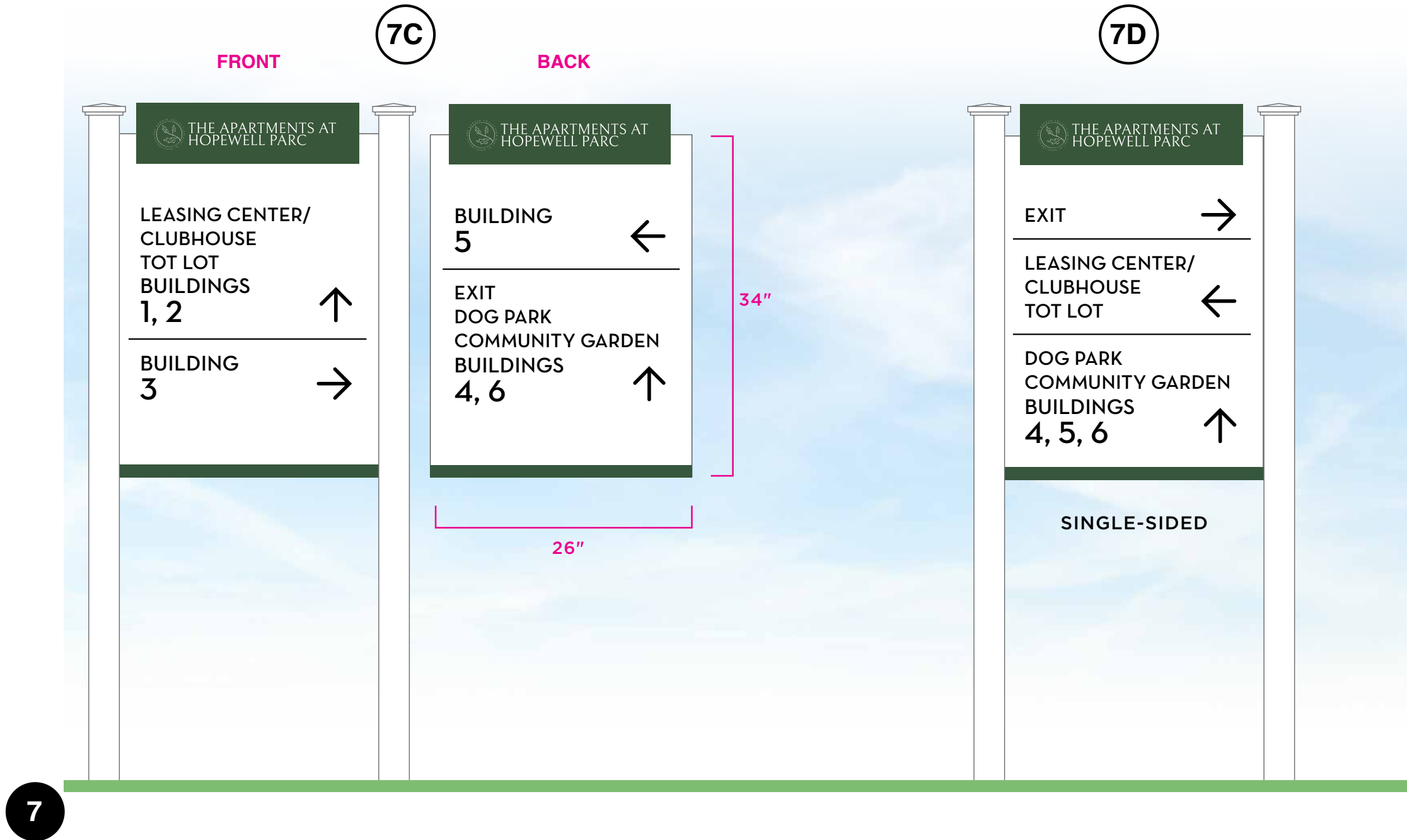
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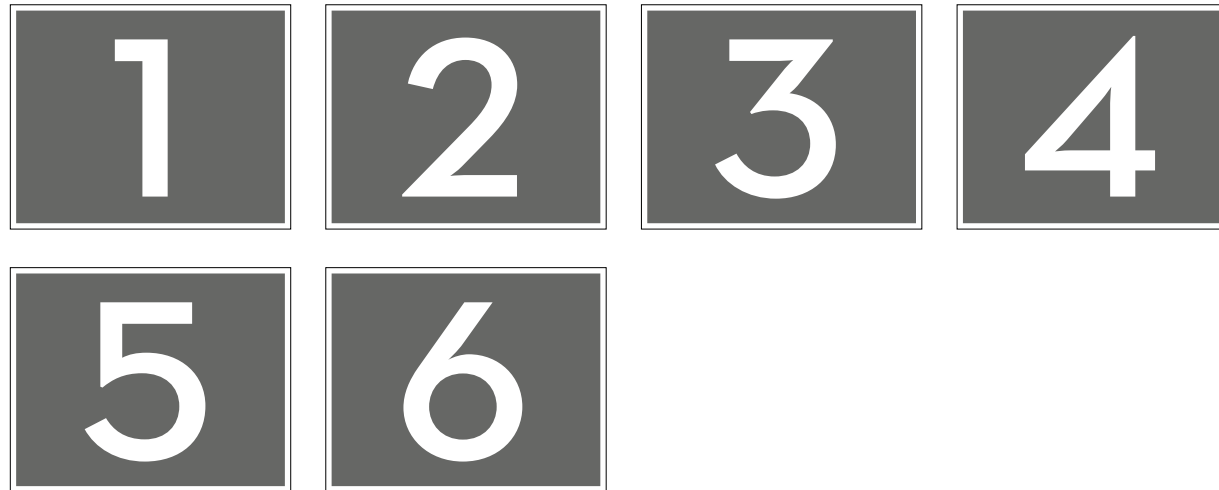
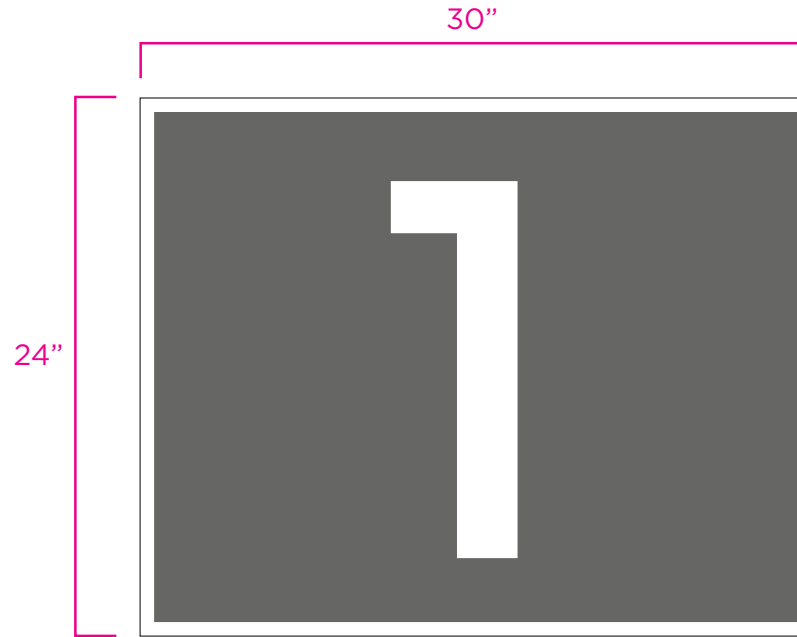
KRE - Hopewell Parc - Double-Sided 26 x 34 Wayfinding Sign - Flat Painted Graphics  
22 x 6 Logo Plaque - (2) White Posts with Caps



7

KRE - Hopewell Parc - Double-Sided 26 x 34 Wayfinding Sign - Flat Painted Graphics  
21 x 6 Logo Plaque - (2) White Posts with Caps

**DESIGN**  
FOUR ■ FOUR ■ SIX





18"



18"



THE APARTMENTS AT  
HOPEWELL PARC

POOL RULES

THE USE OF THIS POOL IS AT YOUR OWN RISK

- We are not responsible for accidents or injuries.
- The use of this swimming pool is for the residents of Hopewell Parc.
- All guests must be accompanied by a resident.
- All residents and their guests are required to respect Management's rules.
- Children under the age of 16 must be accompanied by an adult swimmer.
- No person should swim alone.
- All swimmers must wear regulation swimwear.
- Health Department regulations require that all persons shall bathe with warm water and soap before entering the pool.
- Health Department regulations provide that any persons known or suspected of having a communicable disease shall not use the pool.
- Health Department requirements prohibit persons with inflamed eyes, nasal or ear discharge, open sores or bandages of any kind in the swimming pool.
- Spitting or blowing of nose in the pool is prohibited.
- No glass containers, alcohol, candy or chewing gum is permitted in the swimming pool area.
- Running, boisterous or rough play is prohibited.
- No diving is permitted.
- Persons using profane language, pushing, shoving or fighting in or around the pool will be asked to leave.
- No rafts, balls or tubes are permitted in the pool area.
- Pets are prohibited from the swimming pool and pool area.
- No smoking, including Electronic Cigarettes.
- Portable Stereos, iPods, MP3s, etc. are not permitted unless used with headphones.
- Lounge chairs and cabanas may not be moved or reserved.

Thank You

For Emergencies Dial 911

36"



KRE - Hopewell Parc - (4) Single-Sided 20 x 28 No Diving Sign - Fence Mounted

18"



## THE APARTMENTS AT HOPEWELL PARC

### FIRE PIT RULES

- Please use caution when enjoying our fire pit.
- This is an unsupervised area.
- Please keep yourself, children, and pets away from the open flames.
- Fire pit is not to be used for cooking of any kind.
- Individuals displaying disruptive behavior will be asked to leave.
- Handle equipment with care and promptly notify our management office if maintenance services are required.
- Smoking is not permitted in fire pit area.

**THANK YOU**

**For Emergencies Dial 911**

24"



18"



## THE APARTMENTS AT HOPEWELL PARC

### GAS GRILL LIGHTING INSTRUCTIONS

1. Open grill hood during lighting.
2. Light each burner separately, one at a time.
3. To ignite, push the control knob in and turn the knob to the left to "HIGH" position. Keep pressing the knob until burner is lit.
4. If ignition does not occur in 5 seconds, turn the burner controls "OFF", wait 5 minutes and repeat lighting procedure.
5. Repeat for each burner.

### GENERAL SAFETY TIPS


- DO NOT lean over grill while lighting.
- DO NOT start the grill if you smell gas. Notify the management immediately.
- DO NOT leave grill unattended.
- Turn burners off if food catches fire.
- Always turn off grill when finished.
- For consideration of the next user, please clean the grill surface after you finished cooking.
- No Smoking Allowed.

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**For Emergencies Dial 911**

24"

18"



# THE APARTMENTS AT HOPEWELL PARC

## TABLE TENNIS RULES

**1. GAMES ARE PLAYED TO 11 POINTS**

A Game is played to 11 points. A Game must be won by two points. A Match is generally the best three of five Games.

**2. ALTERNATE SERVES EVERY TWO POINTS**

Each side of the table alternates serving two points at a time. EXCEPTION: After tied 10-10 ("deuce"), service alternates at every point. Can you lose on a serve in ping pong? Yes! There is no separate rule for serving on Game Point.

**3. TOSS THE BALL STRAIGHT UP WHEN SERVING**

How do you serve the ball in ping pong? Hold the ball in your open palm, behind your end of the table. Toss at least 6" straight up, and strike it on the way down. It must hit your side of the table and then the other side. NOTE: Once the ball leaves the server's hand it is in play, and so counts as the receiver's point if the ball is missed or mis-hit.

**4. THE SERVE CAN LAND ANYWHERE IN SINGLES**

There is no restriction on where the ball lands on your side or your opponent's side of the table. It can bounce two or more times on your opponent's side (if so, that's your point), bounce over the side, or even hit the edge.

**5. DOUBLES SERVES MUST GO RIGHT COURT TO RIGHT COURT**

The serve must bounce in the server's right court, and receiver's right court (NOTE: landing on center line is fair). Doubles partners switch places after their team serves twice.

- No eating or drinking on table tennis surface.
- No Smoking Allowed.

## THANK YOU

24"

18"



## THE APARTMENTS AT HOPEWELL PARC

### DOG PARK RULES

- The use of this dog park is for community residents only. Resident identification may be required.
- All dogs must be cleaned up after at all times. Remove and dispose of waste in bins provided.
- Dogs must be leashed whenever entering and exiting the area.
- Dogs showing aggression must be removed from the area immediately.
- Please keep gate closed at all times.
- Pets must not be left unattended.
- Pet owners assume all risk and responsibility.
- Children under 14 must be accompanied by an adult or guardian.
- Never bring a dog in heat to the dog park.
- Never bring rawhide chews or food into the dog park.
- Please keep dog run clear of personal belongings including tennis balls, kiddie pools, water bowls, etc.
- Dog owner is legally responsible for dog's behavior and/or any damages or injuries the dog may cause.
- Report any incidents immediately to local police station by DIALING 911 or contact the management office.

**THANK YOU**

24"



18"



21"

TIMOTHY M. PRIME, Esquire

DUNCAN M. PRIME, Esquire

TYLER T. PRIME, Esquire

SARA R. WERNER, Esquire

JULIA M. HAHN, Esquire

DANIELLE N. KINBACK, Esquire

# PRIME & TUVEL

ATTORNEYS AT LAW

\* ALSO ADMITTED TO THE PENNSYLVANIA BAR  
\* ALSO ADMITTED TO THE NEW YORK BAR  
\* ALSO ADMITTED TO THE ILLINOIS BAR  
\* ALSO ADMITTED TO THE WASHINGTON, D.C. BAR  
\* ADMITTED TO THE NEW YORK BAR NEW JERSEY PENDING

JASON R. TUVEL, Esquire

MICHAEL MICELI, Esquire

NANCY A. LOTTINVILLE, Esquire

BENJAMIN T.F. WINE, Esquire

DANIEL H. KLINE, Esquire

ADAM LAZAROS, Esquire

August 30, 2023

**VIA UPS**

Township of Hopewell  
201 Washington Crossing Pennington Road  
Titusville, NJ 08650  
Attn: Linda Barbieri, Asst. Comm. Dev. Coord.

**AUG 31 2023**

**RE: 1 SP Drive Owner Urban Renewal LLC ("Applicant")  
Portion of 445 & 449 Scotch Road (the "Property")  
Block 93.06, Lots 81 & 83  
Application for Amended Site Plan Approval**

Dear Ms. Barbieri:

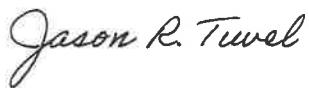
As you may be aware, this office represents the Applicant in connection with an application for amended preliminary and final major site plan approval at the Property referenced above. The Applicant is proposing to amend the previously approved development of residential units. Please find enclosed the following documents for your review:

1. One (1) completed Planning & Zoning Board Application inclusive of all checklist items (see Index);
2. One (1) Stormwater Management Compliance Statement prepared by Van Note Harvey, dated August 24, 2023;
3. One (1) Signed and sealed Amended Preliminary and Final Major Site Plan prepared by Van Note Harvey dated August 23, 2023;
4. One (1) Signed and sealed Architectural Plan prepared by Major Architecture, DPC., dated and last revised on August 31, 2023;
5. One (1) Signed and sealed Landscaping Plan prepared by Melillo Bauer Carman Landscape Architecture, dated August 1, 2023;
6. Completed W-9 form and the following fees:
  - a. \$250.00 made payable to the Township of Hopewell representing the application fee.

Township of Hopewell  
August 30, 2023  
Page 2 of 2

Kindly confirm receipt of this submission and advise whether the Application may be deemed complete and scheduled to be heard at the next available public meeting of the Planning Board. Please be advised the Applicant will be sending you a check in the amount of \$18,532.15, representing the escrow fee, under separate cover. Should you have any comments or concerns, please don't hesitate to contact my office. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Jason R. Tuvel". The signature is written in a cursive, flowing style.

Jason R. Tuvel, Esq.  
Attorney for Applicant

JRT:scl  
Enclosure

1 University Plaza Drive, Suite 500  
Hackensack, NJ 07601  
P 201 883 1010 | F 856 273 8383  
W [primelaw.com](http://primelaw.com)

ADDITIONAL OFFICES

Mount Laurel, NJ | Hoboken, NJ | Fort Washington, PA | New York, NY