



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

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

**PROJECT / APPLICATION**

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

**REVIEW REPORTS**


**CONTENTS**



Paul W. Ferriero, PE, PP, CME, LEED AP, CFM  
Robert C. Brightly, PE, PP, CME

Steven B. Bolio, PE, CME  
Mark S. Denisiuk, PE, CME, LEED AP  
Mark Kataryniak, PE, PTOE  
Joseph S. Kosinski, PG, CFM, LEED  
C. Richard Quamme, PE, CME  
Jess H. Symonds, PE

**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.

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.

• • •

**Re: Engineering Review 1**  
Preliminary & Final Amended Major Site Plan  
Hopewell Parc Apartments – Phase 1N-4  
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FEI Project No.: 23HT205

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

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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 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.



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Hopewell Parc Apartments – Phase 1N-4  
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### **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.
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.
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.
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.
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.
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

**Re: Engineering Review 1**

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FEI Project No.: 23HT205

area to confirm if any relief is required. See additional comments on the lighting design contained in later sections of this report.

**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 curblineline of Aaron Truehart Way.
- 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.
- c. Provide dimensions between the dog park / community garden and the parking spaces within the parking lot.
- d. The general notes on the plan sheet appear to apply to elements of the larger development project, and should be revised accordingly.
- 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.
- 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.

**2. Sheet CE-4 – Site Grading Plan**

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

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

**Re: Engineering Review 1**

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FEI Project No.: 23HT205

- 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.
  - 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.
  - 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.
4. Sheet CE-6 – Site Utility Plan
- a. Service utilities for the pool should be included on 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.
  - 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.
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.
  - 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.
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.
  - 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.

**Re: Engineering Review 1**

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FEI Project No.: 23HT205

- 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.
  - 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.
- 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.
- 8. Sheet L-100 – Materials Plan, Clubhouse Amenity Area
  - a. Construction details should be provided for the various permanent structures and hardscape surface materials.
  - 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.
  - c. The applicant should indicate if any permanent equipment will be provided in the fenced play area, and include the appropriate details.
  - 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.
- 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.
  - b. Any exterior guidance or wayfinding signage, including those qualifying as exempt signage [§17-106.b] are required to be indicated on the plan.
  - 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.
- 10. Sheet L-101 – Grading Plan – Clubhouse Amenity Plan
  - a. Refer to the prior comments on the Grading Plans within the Civil Engineering Drawings.

**Re: Engineering Review 1**

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FEI Project No.: 23HT205

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

**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.
- b. Construction details should be provided for the fencing, synthetic turf, stamped concrete, garden beds and stone dust surfaces.
- c. Installation of trash receptacles are recommended at the entrances to the dog run and garden area.
- d. The applicant should indicate if a water supply will be provided, and indicate same on the plan.

**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.

**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.

**Re: Engineering Review 1**

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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

- 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.

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@hopewelltpw.org](mailto:jhutzelmann@hopewelltpw.org)  
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Jess H. Symonds, PE

**M E M O R A N D U M**  
(Via email)

TO: James Hutzelmann, PE, Community Development Director / Zoning Officer  
FROM: Mark Kataryniak, PE, Redevelopment Engineer *MK*  
COPY: Linda Barbieri, Community Development Coordinator  
Jaimie Laird, Hopewell Township Building Department  
Mitch Newman, Redeveloper Representative  
DATE: December 12, 2022  
RE: **Hopewell Parc**  
**Review of Minor Architectural Amendments**  
North Section  
Block 93, Lots 5.01, p/o 5.02 & 6.02  
Hopewell Township, Mercer County, NJ

The redeveloper for the subject project has submitted plans and documentation proposing amendments to building architecture that was depicted on the plans approved by the Hopewell Township Planning Board, and memorialized in Resolution PB 21-014.

The redeveloper has proposed two modifications within the North Section with respect to the apartment building section of the project. The affected section of the development is illustrated in the portion of the approved site plan below, with the apartment building section outlined in blue, and the apartment clubhouse outlined in orange.



• • •  
■ 180 Main Street • P.O. Box 571 • Chester, NJ 07930 • 908-879-6209 • Fax: 908-879-6597  
□ 17 Model Avenue • Hopewell, NJ 08525 • 609-466-0002 • Fax: 609-466-2008  
mail@FerrieroEngineering.com

								COAH Compliance Summary	
Unit Type	Unit Count / Building						Total Units	No COAH Units	UHAC BR Dist (NJAC 5:80-26.3)
	Bldg. 1	Bldg. 2	Bldg. 3	Bldg. 4	Bldg. 5	Bldg. 6			
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%		



Re: **Hopewell Parc**  
**Review of Minor Architectural Amendments**  
North Section  
Block 93, Lots 5.01, p/o 5.02 & 6.02  
Hopewell Township, Mercer County, NJ

My review of the proposed modifications to the apartment buildings as described above, concludes that the scope of the proposed modifications is minor and results in no material change to the Planning Board approval. In addition, the proposed modifications do not result in any changes to the plans that would require site plan approval by the Planning Board as stipulated in §17-29 of the Hopewell Township Ordinance.

I therefore conclude that the minor modifications to the apartment buildings described above can be approved as an administrative change to the approved plans. I note that the October 7, 2023 revision of the plans, as noted herein, be included in the final set of plans submitted for signatures to be consistent with the Building Permit applications.

#### **Proposed Modification Number 2**

The redeveloper has proposed minor changes to the proposed clubhouse building for the apartment development, based on a refinement of the program for the amenities building. Attached for reference are marked-up copies of Sheet A-08 from the architectural plans, prepared by Major Architecture, DPC, and submitted with the plans approved by the Planning Board that illustrate the proposed changes.

The apartment clubhouse building, as depicted on the plans approved by the Planning Board, consists of a single-story building with a footprint measuring 104'-0" by 58'-6" (6,084 square feet). These overall dimensions represent the total building footprint and roof area. The area of the clubhouse building is smaller than the footprint area, due to the two covered outdoor areas, comprising approximately 1,120 square feet, contained within the overall footprint/roof area.

The redeveloper has proposed modifications to the building footprint and outdoor areas that result in an increase in the building area of approximately 181 square feet, and a comparable reduction in the covered outdoor areas contained within the building footprint. The overall footprint/roof area is also proposed to be reduced by approximately 129 square feet to reflect a recess in the façade and roof at the rear of the building.

My review of the proposed apartment clubhouse building modifications notes the following:

- a. The reduction in the building footprint / roof area is de minimis in nature and will not have a material effect on the overall project development. The reduction in the proposed impervious cover is nominal and the footprint alteration does not require any subsequent changes to the site plan approved by the Planning Board.
- b. The increase in the building footprint would ordinarily require approval by the Planning Board, as indicated in §17-29.b(ii), which stipulates that Site Plan approval is required for "*the alteration of a structure which would increase the total floor area or any outside dimension of the structure*". However, in this case, I recommend amended site plan approval is not required based on the following:
  1. While, the adjustment of the exterior walls results in an increase in the area of the clubhouse, the building footprint contained within the approved site plans was based on the roof area. The increase in the area of the clubhouse is offset by the reduction of the covered outdoor areas within the overall footprint, as modified by the façade adjustment.

Re: **Hopewell Parc**  
**Review of Minor Architectural Amendments**  
North Section  
Block 93, Lots 5.01, p/o 5.02 & 6.02  
Hopewell Township, Mercer County, NJ

2. The nominal reduction in impervious surface resulting from the reduction in the roof area offers no material change to the overall development. While a specific lot coverage requirement is not provided / required for the IPD-1 Zoning District, the minor decrease in the area of the structure will not change or violate any of the requirements of the IPD-1 Zone such that Planning Board approval is required.

My review of the proposed modifications to the apartment clubhouse building as described above, concludes that the scope of the proposed modifications is minor and results in no material change to the Planning Board approval. The overall footprint of the structure/roof area was used as the basis for the Planning Board's approval, and the proposed modification is slightly reduced with this proposed modification. I therefore conclude that the minor modifications to the apartment clubhouse building described above can be approved as an administrative change to the approved plans. The proposed modifications to the clubhouse building, as reflected on the illustrative attachments contained herein, should be reflected on the architectural plans submitted with the site plans prior to signing the final plans.

I further recommend that a copy of this memorandum be attached to the approvals issued to date for the North Section of the Hopewell Parc project to document the administrative changes made since the memorialization of the site plans by the Planning Board.

Please contact me if you have any questions.

# Memorandum

To: Hopewell Township Planning Board  
From: Francis J. Banisch III, PP/AICP  
Date: January 23, 2024  
Re: Amended Preliminary and Final Major Subdivision and Site Plan  
Hopewell Parc – Phase N-4  
Block 93.06; Lots 81 & 83  
IPD-1 Zone

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## **1.0 MATERIALS REVIEWED FOR THIS REPORT**

- Completed Application forms
- Checklists for Preliminary & Final Site Plan and Preliminary & Final Subdivision,
- Checklist Submission and Design Waiver Request Form with Addendum;
- Landscape Plan, contained in "Existing Conditions Plan" Sheet 1 of 5 through Sheet 5 of 5 (see Plan Set referenced in Item 11 herein, infra);
- Preliminary and Final Major Subdivision and Preliminary and Final Site Plan Set ("Plan Set") consisting of Sheets as indexed on Plan Set Cover Sheet, prepared and signed by Brian R. Perry, P.E., of Van Note-Harvey Associates, Inc. Princeton, New Jersey, drawn in compliance with the requirements of the Engineering, Planning, Lighting and Landscaping sections of the Submission Checklists, dated August 23, 2023;
- Architectural Elevations and Floor Plans for Hopewell Parc prepared by Major Architecture, Dpc. dated December 16, 2020, revised through August 31, 2023;
- Clubhouse Amenity Area Plan Set, prepared by Thomas Bauer, LA, dated August 1, 2023
- KRE-Hopewell Parc Signage Plan prepared by Design Four Six.

## **2.0 NATURE OF APPLICATION**

2.1 In May 2021, the applicant was granted site plan approval for an inclusionary residential development which included an amenity area in the northern section with a clubhouse and pool, community garden, and dog park, seen below from near the entrance at Scotch Road.



- 2.2 The applicant is seeking amended preliminary and final site plan approval for the clubhouse and amenity area located in the northwest portion of the development
- 2.3 The applicant proposes to reconfigure and improve the amenity area in the northern section. The proposed amenity area includes a clubhouse with basement, inground pool with additional patio area, patio and game area adjacent to the clubhouse, a looping walkway, community garden, dog park, playground, and bike racks. The view below is from the west



### **3.0 VARIANCES REQUESTED**

- 3.1 The applicant is not seeking use or bulk variances.

### **4.0 PLAN REVIEW COMMENTS**

- 4.1 The proposed alterations to the recreation area will allow for greater connectivity to the overall development by North section of the development and provide better access to residents in the apartment buildings. The updated plan will allow for greater recreational opportunities than previously approved for the northern portion of the site.
- 4.2 The proposed landscaping includes shade trees, ornamental trees, and evergreen trees throughout the recreation area. The applicant should provide testimony regarding the overall landscape plan for the recreation area, seen below adjoining a single family home.



- 4.3 The proposed lighting for the amenity area includes wall mounted lighting on the clubhouse building, recessed lighting fixtures on the building overhangs, and three pole mounted lights on the walkway and public spaces. The applicant should provide testimony regarding the lighting for the amenity area, and the anticipated hours lighting will be on. Providing adequate usable space will require lighting, but site lighting, other than security lighting, should be shut off at a reasonable time.
- 4.4 The applicant should provide testimony regarding signage, including the monument or freestanding signs. A signage package has been provided that includes wayfinding signs. Variance relief from the sign ordinance may be required if the signs are not conforming for either size, number and illumination.
- 4.5 Any approval by the Planning Board should be conditioned on approval by any other agency having jurisdiction.

cc via email: Linda Barbieri, for distribution to Planning Board members, Professionals and Applicant

## TOWNSHIP OF HOPEWELL

### MEMORANDUM

**TO:** Planning Board Members

**FROM:** Environmental Commission Members

**DATE:** December 19, 2023

**RE:** Block Lot: Block 93.06 Lots 81 & 83 1 SP Drive Owner Urban Renewal LLC  
Address: 449 & 445 Scotch Road  
Zoning District: IMF-1 Zone  
Application Type: Site Plan, Preliminary/Final, Amended

We are writing to inform you of our comments regarding the subject application, which is scheduled to be reviewed by the Planning Board.

During our Environmental Commission meeting on December 19, 2023, members Rex Parker, Andrew Plunkett, Kirsi Bhasin, Mark Bean, Mike Aucott, and Paul Kinney reviewed and discussed the subject application together with Jim Hutzelmann.

We have the following environmental concerns for the proposed project:

1. The EC recommends the following alternatives to the proposed exceptions to the Township's approved native plants (see: <https://ecode360.com/37073064#37073064>):
  - a. Replace Green Giant Arborvitae with an approved native plant, such as American Holly
  - b. Replace Norway Spruce with an approved native plant, such as Eastern Red Cedar
  - c. Overall, we recommend increasing the diversity of accepted species and not plant the same species in tight groupings, i.e, avoid mono cultures to prevent spread of disease.

Please consider our comments during your review.

Respectfully submitted: Paul Kinney, Chair

cc: J. Hutzelmann, U. Purandare, EC Members

# TOWNSHIP of HOPEWELL

## MEMORANDUM

TO: Hopewell Township Planning Board

FROM: Dawn Marling, Health Officer

SUBJECT: **Completeness Review**  
Hopewell Parc- Phase N-4  
Block 93.06 / Lots 81 & 83

DATE: October 19, 2023

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The Health Department has reviewed the requested waivers within the Preliminary and Final Site Plan Checklists submitted by property owner, 1 SP Drive Owner Urban Renewal LLC.

The properties will be served by public water and sewer service; no wells or on-site septic systems are proposed. Therefore, the Health Department has no objections to the waivers requested.

Prior to Technical Review, the Health Department requests a copy of any Phase 1 Environmental Site Assessments performed for the subject properties, as well as submission of any necessary permit applications for abandonment of any existing on-site wells, monitoring wells, septic systems, or cesspools (if applicable).



Paul W. Ferriero, PE, PP, CME, LEED AP, CFM  
Robert C. Brightly, PE, PP, CME

Steven B. Bolio, PE, CME  
Mark S. Denisiuk, PE, CME, LEED AP  
Mark Kataryniak, PE, PTOE  
Joseph S. Kosinski, PG, CFM, LEED  
C. Richard Quamme, PE, CME  
Jess H. Symonds, PE

**MEMORANDUM**  
(via email)

TO: Hopewell Township Planning Board  
FROM: Mark Kataryniak, PE, Township Redevelopment Engineer  
DATE: October 23, 2023  
SUBJECT: **Completeness 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 contained a total of 270 units, 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.

This portion/phase of the overall project was the subject of a transfer of development rights to the applicant, and the modified Redevelopment Agreement was authorized by the Township Committee earlier this year. The applicant has submitted this amended application for preliminary and final site plan approval to modify the proposed improvements within the common/courtyard area to provide enhanced amenities for the

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								COAH Compliance Summary	
Unit Type	Unit Count / Building						Total Units	No COAH Units	UHAC BR Dist (NJAC 5:80-26.3)
	Bldg. 1	Bldg. 2	Bldg. 3	Bldg. 4	Bldg. 5	Bldg. 6			
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%		

**Re: Completeness 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

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 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.

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 has reviewed the materials described herein for conformance with the Township's requirements for completeness, as outlined in the established Preliminary Site Plan and Final Site Plan Checklists.

Our review is limited to the following portions of the checklists:

- Preliminary Site Plan: Administrative, Engineering, and Landscaping / Lighting sections
- Final Site Plan: Administrative and Engineering sections

We defer to the Township's Health Department and the Board's Planner for review of their respective sections of the checklists.

Attached are copies of the portions of the checklists we have reviewed, indicating the response provided by the applicant with their submission and our comments/recommendations on each of the checklist items. Items within the portions of the checklists that require concurrence by the Community Development Office are so noted.

### **Checklist Review**

The applicant included a Design Waivers Request Form with the submitted checklists providing descriptions of the requested waivers noted on the checklists. The justifications for the requested waivers are primarily identified as items that were included in the previously approved site plans, and the lack of any changes to those project elements as a part of this amended application. In addition, items noted not applicable pertain to requirements for well and septic, as the project will be served by public utilities, of which I concur.

I recommend that the submission waivers, or deferrals to conditions of any approval be granted as noted for the items included on the attached checklists.

I defer to the respective professionals for additional items/comments on the Health and Planning portions of the checklists.

**Re: Completeness 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

From an engineering perspective, I conclude that the subject application be deemed **complete**. A detailed technical review of the application will be submitted under separate cover.

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)  
Dawn Marling, Township Health Officer, [dmarling@hopewelltp.org](mailto:dmarling@hopewelltp.org)

Hopewell Parc Apartments - Phase 1N-4  
 1 SP Drive Owner Urban Renewal LLC  
 Preliminary & Final Amended Site Plan  
 Block 93.06 Lots 81 & 83  
 Application Date: August 25, 2023

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	<b>Administrative</b>				
1	Submitted within published "window for submission."	X		Comm Devel	
2	Completed Application Forms, including Corporation or Partnership Disclosure Affidavit.	X	C		
3	Payment of Required Fees.	X		Comm Devel	
4	Completed Escrow Agreement.	X		Comm Devel	
5	Receipt of Taxes Paid for current tax quarter from Tax Collector.	X		Comm Devel	
6	Completed Consent to Entry Form.	X		Comm Devel	
7	Completed Preliminary Site Plan Checklist.	X	C		
8	Completed "Design Waiver Request" form.	X	C		
9	Certificate of Ownership.	X		Comm Devel	
10	Tree Survey Plan.	W	W		Utilizing Tree Survey from prior site plan; Waiver for completeness is appropriate.
11	Site Plan(s) folded, collated, bound, signed, and sealed.	X	C		
12	Traffic Analysis - collated, bound, signed, and sealed	W	W		No change to proposed development previously approved; Waiver for completeness is appropriate.
13	Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	W	W		
14	Storm water management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	W	W		
15	Completed Fiscal Impact Data Sheet.	W	W		
16	Well Water Supply Evaluation - collated, bound, signed and sealed.	N/A			Proposed development to be served by public water and sewer. No change from previously approved site plans. Waiver for completeness is appropriate.
17	Existing Septic System Certification - signed and sealed.	N/A			
18	Water Quality Test Reports by NJDEP certified laboratory for existing on-site wells and test wells.	N/A			
19	Soil Test Reports collated, bound, signed and sealed.	W	W		Included within Stormwater Management Report from previously approved site plans. Waiver for completeness is appropriate.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
20	Consistency with Wastewater Management Plan of the Township of Hopewell.	W	W		Site is contained within the Sewer Service Area, and a Settlement Agreement with ELSA to provide sewer service. No change in scale of development from previously approved site plans. Waiver for completeness is appropriate.
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.	W	W		Applicant is utilizing an 8/17/2018 LOI issued by the NJDEP. Waiver for Completeness is appropriate.
22	Submission of a wetlands report and wetlands delineation.	W	W		Applicant is utilizing an 8/17/2018 LOI issued by the NJDEP. Waiver for Completeness is appropriate.
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.	W	W		No changes to utility service from previously approved site plans. Waiver for completeness is appropriate.
<b>Engineering</b>					
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.	X	C		
2	Blue or Blackline reproduction on standard sized sheets 30" x 42," 24" x 36," 15" x 21," 8½" x 13."	X	C		
3	Acceptable title block containing minimum data as prescribed by N.J.S.A. 13:40-1.	X	C		
4	All scales shall be written and graphically identified. Minimum scales for plan preparation shall be as follows:	X	C		
a	Key Maps: 1" = 1000'	X	C		
b	Boundary and Topographic Survey: 1" = 100'	W	W		No change from previously approved site plans. Waiver for completeness is appropriate.
c	Environmental Inventory Maps: 1" = 200'	W	W		
d	Grading and Drainage Plans: 1" = 50"	X	C		
e	Site Plans: 1" = 50'	X	C		
f	Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' – Vertical Horizontal to Vertical Ratio of scales being no more than 10.	X	C		
g	Sewage Disposal and Water Supply Plan: 1" = 50'	W	W		No change from previously approved site plans. Waiver for completeness is appropriate.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
h	Landscaping: 1" = 50' for street tree planting islands. Individual unit, island, or other detailed landscaping being provided at a minimum of 1" = 30.'	X	C		
5	A north arrow with reference meridian.	X	C		
6	A legend identifying symbols and drafting techniques used.	X	C		
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 1/4" border on the left side.	X	C		
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.	W	W		No change from previously approved site plans. Waiver for completeness is appropriate.
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.	X	C		
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.	X	C		
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.	X	C		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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.	W	W		No change from previously approved site plans. Waiver for completeness is appropriate.
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.	W	W		No change from previously approved site plans. Waiver for completeness is appropriate.
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.	W	W		No change from previously approved site plans. Waiver for completeness is appropriate.
a	Pre-development conditions shall be considered as "good."	W	W		
b	Post development conditions shall be considered as "poor" with maximum impervious coverages permitted by ordinance being used in developing post development curve numbers.	W	W		
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.	W	W		
d	Routing of pre- and post-development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."	W	W		
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.	W	W		
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.	W	W		
g	Computations showing Compliance with the Regulations of the D & R Canal Commission and the Mercer County Planning Board.	W	W		
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.	W	W		No change from previously approved site plans. Waiver for completeness is appropriate.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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.	W	W		No change from previously approved site plans. Waiver for completeness is appropriate.
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.	W	W		Applicant is utilizing an 8/17/2018 LOI issued by the NJDEP. Waiver for Completeness is appropriate.
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.	N/A	W		No public roadway improvements proposed as part of the project. Waiver for completeness is acceptable.
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.	W	W		No change from previously approved site plans. Waiver for completeness is appropriate.
20	Compliance with each and every design standard of the Land Use and Development Ordinance.	W	W		Recommend waiver with deferral to Technical Review.
21	Compliance with approved General Development Plan.	N/A	W		No GDP in place. Waiver for completeness is appropriate.



		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
22	Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each.	W	W		No change from previously approved site plans. Waiver for completeness is appropriate.
23	Stream corridor delineation with requisite buffers preserved by easement.	W	W		
	<b>Landscaping and Lighting</b>				
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.	W	W		Utilizing tree surveys from previously approved site plan application. Waiver for completeness is appropriate.
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.	W	W		
3	Proposed trees, shrubs, groundcovers, and vegetative plants with key, detailing the following information:	X	C		
a	Proposed plant names, both common and scientific.	X	C		
b	Proposed plant sizes in caliper, height, and/or width at the time of installation.	X	C		
c	Type of nursery stock, (i.e. balled and burlapped or container) and size planting.	X	C		
d	Proposed plant spacing and any other comments relating to installation.	X	C		
e	Planting notes, including a specification that the plants shall conform to the American Standard for Nursery Stock, latest revision.	X	C		
f	Delineation showing which areas are to be irrigated.	X	C		
4	Landscape maintenance specifications.	X	C		
5	Planting details conforming with current horticultural practices.	X	C		
6	Pedestrian and bicycle circulation systems, including width proposed and materials.	X	C		
7	Outdoor pedestrian spaces with landscape architectural elements detailed.	X	C		
8	Construction details for pedestrian and bicycle circulation systems, outdoor spaces, and site furnishings.	X	C		
9	Details of all outdoor light fixtures, including building mounted fixtures and illuminated signage. Fixture details shall include:	X	C		
a	Manufacturer's catalog cuts, indicating lamping and including all accessory components.	X	C		
b	Photometric reports with graphic candela curve illustrating vertical distribution from nadir to 180 degrees.	X	C		
c	Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles.	X	C		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
10	Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include:	X	C		
a	Maintained horizontal illumination levels indicated on a maximum grid spacing of 10'	X	C		
b	Location and mounting height for each fixture.	X	C		
11	Schedule of operation and method used to control each fixture shall be indicated in schedule or by note on Lighting Plan.	X	C		
12	Calculation summary to include:	X	C		
a	Minimum maintained horizontal illumination (fc).	X	C		
b	Average maintained horizontal illumination (fc).	X	C		
c	Maximum maintained horizontal illumination (fc).	X	C		
d	Maximum-to-minimum Uniformity Ratio.	X	C		
e	Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc).	X	C		
f	Maximum maintained vertical illumination at 5' above grade at edge of property line (fc).	X	C		
g	Average maintained vertical existence of signage (fL).	X	C		
13	Foundation construction details for light poles.	X	C		

Hopewell Parc Apartments – Phase 1N-4  
 1 SP Drive Owner Urban Renewal LLC  
 Preliminary & Final Amended Site Plan  
 Block 93.06 Lots 81 & 83  
 Application Date: August 25, 2023

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	<b>Administrative</b>				
1	Submitted within published “window for submission.”	X		Comm Devel	
2	Completed Application Forms, including Corporation or Partnership Disclosure Affidavit.	X	C		
3	Payment of Required Fees.	X		Comm Devel	
4	Completed Escrow Agreement.	X		Comm Devel	
5	Receipt of Taxes Paid for current tax quarter from Tax Collector.	X		Comm Devel	
6	Completed Consent to Entry Form.	X		Comm Devel	
7	Completed Final Site Plan Checklist.	X	C		
8	Completed "Design Waiver Request" form.	X	C		
9	Certificate of Ownership.	X		Comm Devel	
10	Final Site Plans(s) folded, collated, bound, signed, and sealed with a common date of issue and revision.	X	C		
11	Copy of resolution of Preliminary Site Plan approval.	N/A	W		Simultaneous application for Amended Preliminary and Final Site Plan approval. Waiver for completeness appropriate.
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.	N/A	W		
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.	W	W		Utilizing utility approvals from previously approved site plans. Waiver for completeness is appropriate.
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.	W	W		Utilizing utility approvals from previously approved site plans. Waiver for completeness is appropriate.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	<b>Engineering</b>				
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.	N/A	W		Simultaneous application for Amended Preliminary and Final Site Plan approval. Waiver for completeness appropriate.
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	C		
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.	W	W		No public on-site improvements proposed. Off-tract public improvements not quantified/finalized. Defer to a condition of approval. Waiver for completeness is appropriate.
4	Metes and bounds descriptions for all right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; and common driveway easements.	W	W		Final easement descriptions requested to be a condition of approval. Waiver for completeness is appropriate.
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.	W	W		Defer final detail of construction phasing to technical review. Waiver for completeness is appropriate.
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.	W	W		Final easement descriptions and other developer agreement details requested to be a condition of approval. Waiver for completeness is appropriate.
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.	X	C		
8	All project identification sign sizes, mounting details, lighting, and lettering type and sizes.	X	C		
9	Block and Lot numbers approved by Tax Assessor.	X	C		No changes to Block/Lot with amended application. Waiver for completeness is appropriate.
10	Copies of all Federal, State, County and local permits obtained as part of preliminary approval.	W	W		Defer to a condition of approval. Waiver for completeness is appropriate.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
11	Details of all outdoor light fixtures not included with Preliminary Site Plan Approval, including building mounted fixtures and illuminated signage. Fixture details shall include:	X	C		
a	Manufacturer's catalog cuts, indicating lamping and including all accessory components.	X	C		
b	Photometric report with graphic candela illustrating vertical distribution from nadir to 180 degrees.	X	C		
c	Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles.	X	C		
12	Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include:	X	C		
a	Initial horizontal illumination levels indicated on a maximum grid spacing of 10'.	X	C		
b	Maintained horizontal illumination levels indicated on a maximum grid spacing of 10'.	X	C		
c	Location and mounting height for each fixture.	X	C		
d	Schedule of operation and method used to control each fixture.	X	C		
13	Calculation summary to include:	X	C		
a	Minimum maintained horizontal illumination (fc).	X	C		
b	Average maintained horizontal illumination (fc)	X	C		
c	Maximum maintained horizontal illumination (fc).	X	C		
d	Maximum-to-minimum Uniformity Ratio.	X	C		
e	Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc).	X	C		
f	Maximum maintained vertical illumination at 5' above grade of property line (fc).	X	C		
g	Average maintained vertical existence of signage (fL).	X	C		
h	Average initial horizontal illumination (fc).	X	C		



Paul W. Ferriero, PE, PP, CME, LEED AP, CFM  
Robert C. Brightly, PE, PP, CME

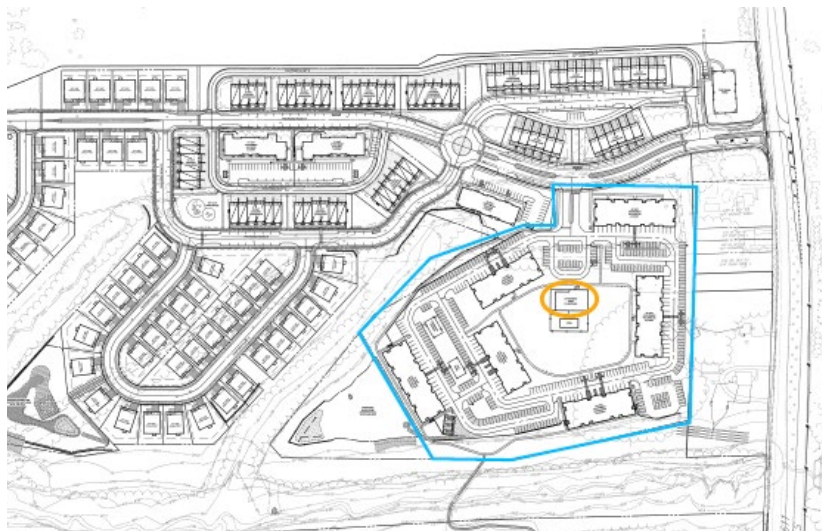
Steven B. Bolio, PE, CME  
Joseph P. Byrne, PE  
Mark S. Denisiuk, PE, CME, LEED AP  
Mark W. Kataryniak, PE, PTOE  
Joseph S. Kosinski, PG, CFM, LEED AP  
C. Richard Quamme, PE, CME  
Jess H. Symonds, PE

**M E M O R A N D U M**  
(Via email)

TO: James Hutzelmann, PE, Community Development Director / Zoning Officer  
FROM: Mark Kataryniak, PE, Redevelopment Engineer *MK*  
COPY: Linda Barbieri, Community Development Coordinator  
Jaimie Laird, Hopewell Township Building Department  
Mitch Newman, Redeveloper Representative  
DATE: December 12, 2022  
RE: **Hopewell Parc**  
**Review of Minor Architectural Amendments**  
North Section  
Block 93, Lots 5.01, p/o 5.02 & 6.02  
Hopewell Township, Mercer County, NJ

The redeveloper for the subject project has submitted plans and documentation proposing amendments to building architecture that was depicted on the plans approved by the Hopewell Township Planning Board, and memorialized in Resolution PB 21-014.

The redeveloper has proposed two modifications within the North Section with respect to the apartment building section of the project. The affected section of the development is illustrated in the portion of the approved site plan below, with the apartment building section outlined in blue, and the apartment clubhouse outlined in orange.



• • •  
■ 180 Main Street • P.O. Box 571 • Chester, NJ 07930 • 908-879-6209 • Fax: 908-879-6597  
□ 17 Model Avenue • Hopewell, NJ 08525 • 609-466-0002 • Fax: 609-466-2008  
mail@FerrieroEngineering.com

Hopewell Township, Mercer County, NJ

### **Proposed Modification Number 1**

The redeveloper has proposed minor modifications to the unit mix and internal layouts of the six proposed apartment buildings. The scope of the building modifications is further described in the following documents submitted by the applicant (copies of noted items attached):

1. Letter, dated October 14, 2022, prepared by Marc Kushner, AIA, describing the scope of the changes to the building unit mix and layout.
2. Revised Architectural Floor Plans and Elevations prepared by Major Architecture, DPC, dated Rev. 3, October 7, 2022.

As explained in the aforementioned letter, the changes to the building layouts consist of adjustments to the unit mix and layouts, as well as adjustments to the mechanical vents and balconies to align with the revised unit layout. As noted in the letter, and verified by our office's review of the revised plans, the updated layouts result in the following:

- 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.

(Per Architectural Plans by Major Architecture, DPC, Dated Rev. 3 - 10/7/2022)

								COAH Compliance Summary			
Unit Type	Unit Count / Building						Total Units	No COAH Units	UHAC BR Dist (NJAC 5:80-26.3)		
	Bldg. 1	Bldg. 2	Bldg. 3	Bldg. 4	Bldg. 5	Bldg. 6					
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%			

Re: **Hopewell Parc**  
**Review of Minor Architectural Amendments**  
North Section  
Block 93, Lots 5.01, p/o 5.02 & 6.02  
Hopewell Township, Mercer County, NJ

My review of the proposed modifications to the apartment buildings as described above, concludes that the scope of the proposed modifications is minor and results in no material change to the Planning Board approval. In addition, the proposed modifications do not result in any changes to the plans that would require site plan approval by the Planning Board as stipulated in §17-29 of the Hopewell Township Ordinance.

I therefore conclude that the minor modifications to the apartment buildings described above can be approved as an administrative change to the approved plans. I note that the October 7, 2023 revision of the plans, as noted herein, be included in the final set of plans submitted for signatures to be consistent with the Building Permit applications.

#### **Proposed Modification Number 2**

The redeveloper has proposed minor changes to the proposed clubhouse building for the apartment development, based on a refinement of the program for the amenities building. Attached for reference are marked-up copies of Sheet A-08 from the architectural plans, prepared by Major Architecture, DPC, and submitted with the plans approved by the Planning Board that illustrate the proposed changes.

The apartment clubhouse building, as depicted on the plans approved by the Planning Board, consists of a single-story building with a footprint measuring 104'-0" by 58'-6" (6,084 square feet). These overall dimensions represent the total building footprint and roof area. The area of the clubhouse building is smaller than the footprint area, due to the two covered outdoor areas, comprising approximately 1,120 square feet, contained within the overall footprint/roof area.

The redeveloper has proposed modifications to the building footprint and outdoor areas that result in an increase in the building area of approximately 181 square feet, and a comparable reduction in the covered outdoor areas contained within the building footprint. The overall footprint/roof area is also proposed to be reduced by approximately 129 square feet to reflect a recess in the façade and roof at the rear of the building.

My review of the proposed apartment clubhouse building modifications notes the following:

- a. The reduction in the building footprint / roof area is de minimis in nature and will not have a material effect on the overall project development. The reduction in the proposed impervious cover is nominal and the footprint alteration does not require any subsequent changes to the site plan approved by the Planning Board.
- b. The increase in the building footprint would ordinarily require approval by the Planning Board, as indicated in §17-29.b(ii), which stipulates that Site Plan approval is required for "*the alteration of a structure which would increase the total floor area or any outside dimension of the structure*". However, in this case, I recommend amended site plan approval is not required based on the following:
  1. While, the adjustment of the exterior walls results in an increase in the area of the clubhouse, the building footprint contained within the approved site plans was based on the roof area. The increase in the area of the clubhouse is offset by the reduction of the covered outdoor areas within the overall footprint, as modified by the façade adjustment.



Re: **Hopewell Parc**  
**Review of Minor Architectural Amendments**  
North Section  
Block 93, Lots 5.01, p/o 5.02 & 6.02  
Hopewell Township, Mercer County, NJ

2. The nominal reduction in impervious surface resulting from the reduction in the roof area offers no material change to the overall development. While a specific lot coverage requirement is not provided / required for the IPD-1 Zoning District, the minor decrease in the area of the structure will not change or violate any of the requirements of the IPD-1 Zone such that Planning Board approval is required.

My review of the proposed modifications to the apartment clubhouse building as described above, concludes that the scope of the proposed modifications is minor and results in no material change to the Planning Board approval. The overall footprint of the structure/roof area was used as the basis for the Planning Board's approval, and the proposed modification is slightly reduced with this proposed modification. I therefore conclude that the minor modifications to the apartment clubhouse building described above can be approved as an administrative change to the approved plans. The proposed modifications to the clubhouse building, as reflected on the illustrative attachments contained herein, should be reflected on the architectural plans submitted with the site plans prior to signing the final plans.

I further recommend that a copy of this memorandum be attached to the approvals issued to date for the North Section of the Hopewell Parc project to document the administrative changes made since the memorialization of the site plans by the Planning Board.

Please contact me if you have any questions.

October 14, 2022

**RE: HOPEWELL PARC – 270 MULTIFAMILY APARTMENTS IN PHASE N-4  
HOPEWELL, NJ  
REVISED INTERIOR BUILDING LAYOUTS**

To whom it may concern:

Major Architecture D.P.C. is acting as the architect for the 270 apartments located in Phase N-4 of the North Section of Hopewell Parc. We prepared the renderings and floorplans that were presented to the Hopewell Planning Board in connection with the site plan approval process. We are submitting the attached revised plans and elevations to the township for that portion of the development for consideration.

These revised plans only modify the interior unit mix and layouts, while total overall unit mix and count for the development remains the same. Building elevation designs will remain unchanged from the previous approved drawings except for minor shifts in mechanical vents and balconies to align to the new unit layouts. These modifications are represented in the elevations attached. The height, depth and width of all building footprints are unchanged. Also note, the number of entrances at each building remains unchanged. While the number of units in Buildings 1, 2 and 6 have increased, and the number of units in Buildings 4 and 5 have decreased, the net effect maintains the unit count at 270 units, which includes 54 affordable units.

Thank you for your attention. Given the minimal and nominal nature of these changes, we trust that this can be reviewed and accepted as an administrative revision. Please contact us with any questions or concerns upon your review.

Very truly yours,



Marc Kushner, AIA  
Principal



New Jersey Registered Architect  
21A102040800

**Major Architecture DPC**  
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Jersey City, NJ 07302  
[www.itsmajor.com](http://www.itsmajor.com)

**OWNER**  
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Tel: (908) 725-8100

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CIVIL ENGINEER

**VAN NOTE-HARVEY ASSOCIATES, INC.**

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[illegible]

**BUILDING 1  
GROUND & 2ND  
FLOOR PLANS**

SCALE:  $3/32" = 1'-0"$

# A-01

© MAJOR ARCHITECTURE DPC



1 GROUND FLOOR PLAN  
Scale: 3/32"=1'0"



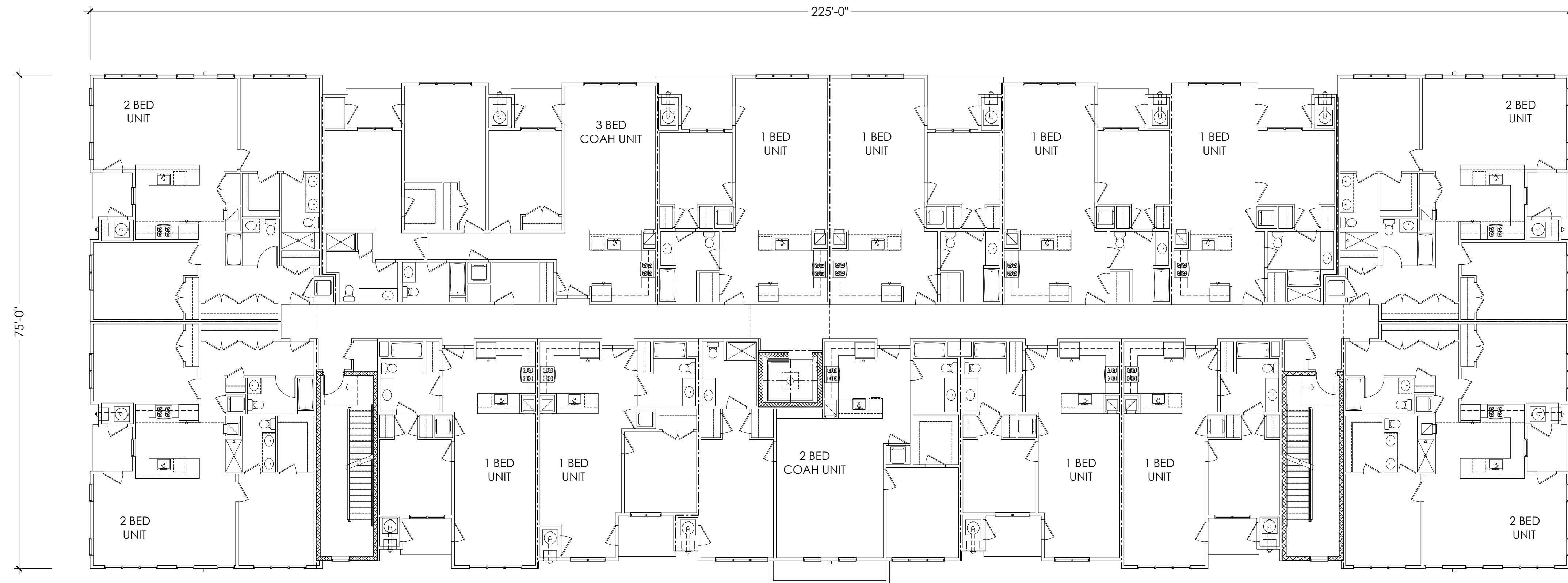
SEAL

SCALE:

$3/32" = 1'-0"$

SHEET NUMBER

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1 3RD FLOOR PLAN  
Scale: 3/32"=1'0"

# HOPEWELL PARC

## NORTH SECTION

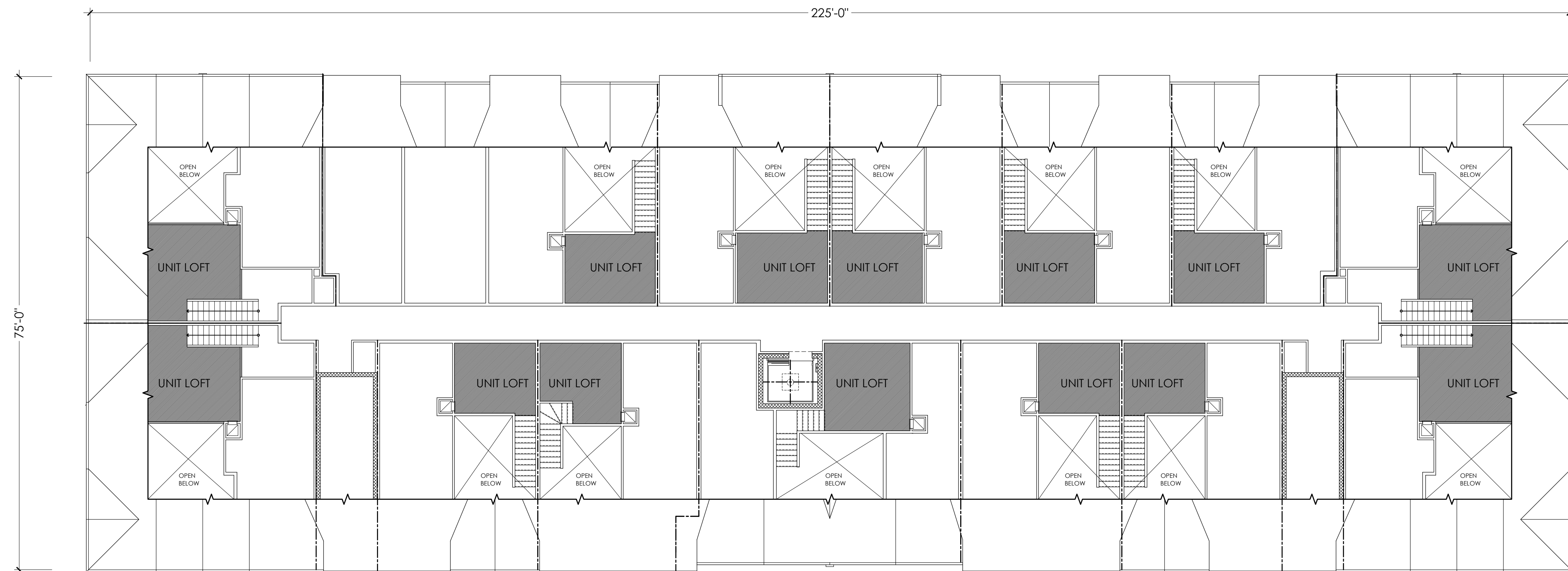
**KUSHNER REAL ESTATE GROUP**  
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## Major

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**A-01B**

1 LOFT FLOOR PLAN  
Scale: 3/32"=1'0"





HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

---

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[illegible]

TITLE

**BUILDING 2  
GROUND & 2ND  
FLOOR PLANS**

SCALE:

$3/32" = 1'-0"$

SHEET NUMBER

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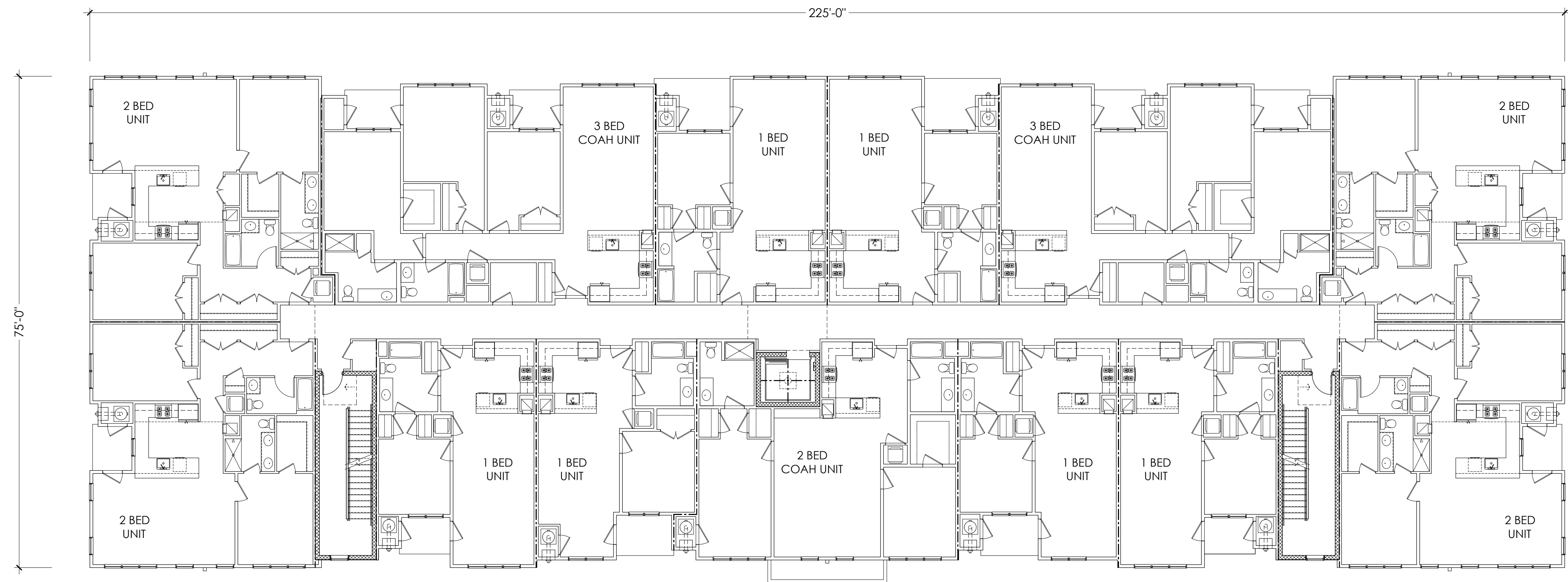


1 GROUND FLOOR PLAN  
Scale: 3/32"=1'0"

CIVIL ENGINEER

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1 3RD FLOOR PLAN  
Scale: 3/32"=1'0"



# HOPEWELL PARC

## NORTH SECTION

## Major

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**A-01E**

LOFT FLOOR PLAN

Scale: 3/32"=1'0"



PROJECT

**HOPEWELL PARC**

NORTH SECTION

HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

OWNER

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[illegible]

SEAL

TITLE
-------

**BUILDINGS 1 & 2  
LONGITUDINAL ELEVATIONS**

JOB: 2007\_HOPEWELL

SCALE:  $3/32" = 1'-0"$

SHEET NUMBER

## A-02

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2 BUILDING 1 & 2 - FRONT ELEVATION  
Scale: 3/32"=1'0"



1 BUILDING 1 & 2 - REAR ELEVATION  
Scale: 3/32"=1'0"



PROJECT

**HOPEWELL PARC**

NORTH SECTION

HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

**OWNER**

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[illegible]

SEAL

TITLE
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**BUILDING 3  
BASEMENT & GROUND  
FLOOR PLANS**

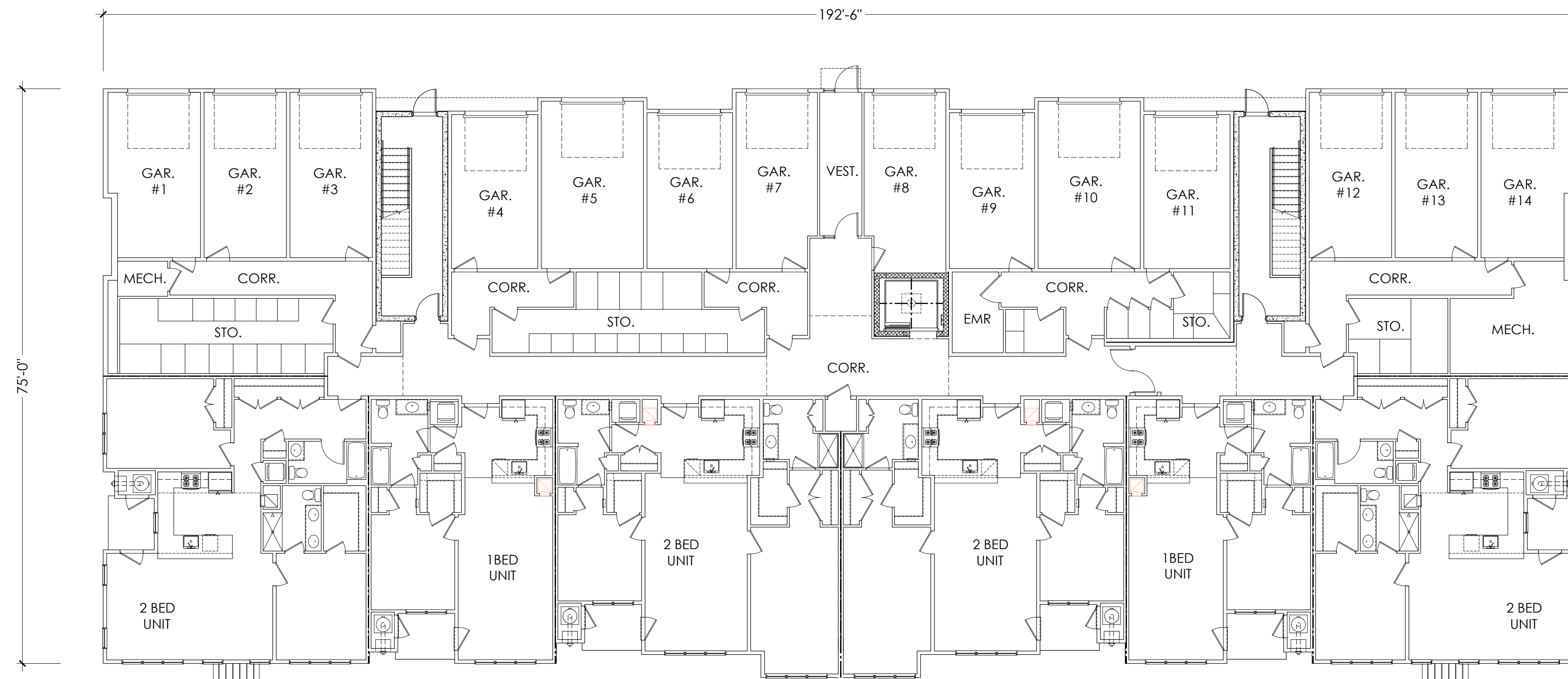
JOB: 2007\_HOPEWELL

SCALE:  $3/32" = 1'-0"$

SHEET NUMBER

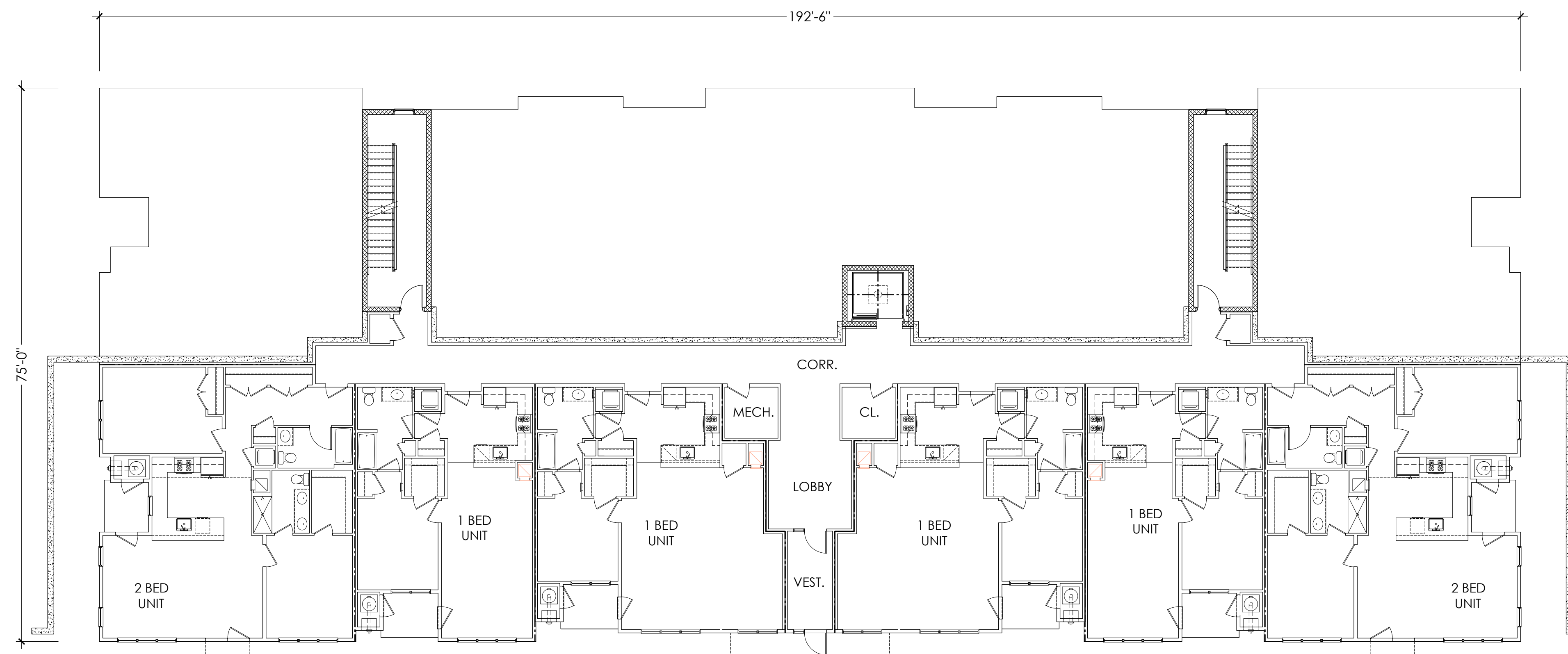
**A-03**

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## GROUND FLOOR PLAN

Scale: 3/32"=1'0"



## BASEMENT FLOOR PLAN

[illegible]

SEAL

TITEL

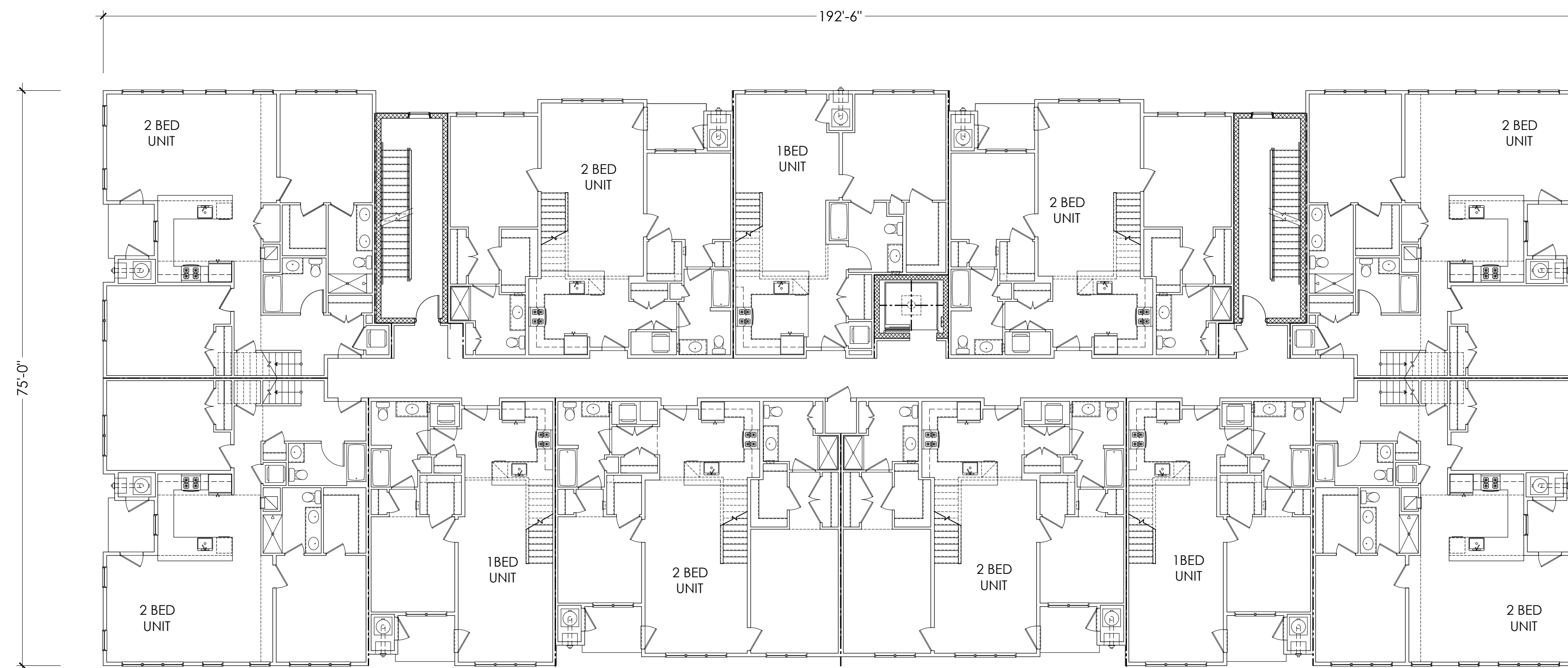
**BUILDING 3  
TYPICAL & 4TH  
FLOOR PLANS**

JOB: 2007\_HOPEWELL

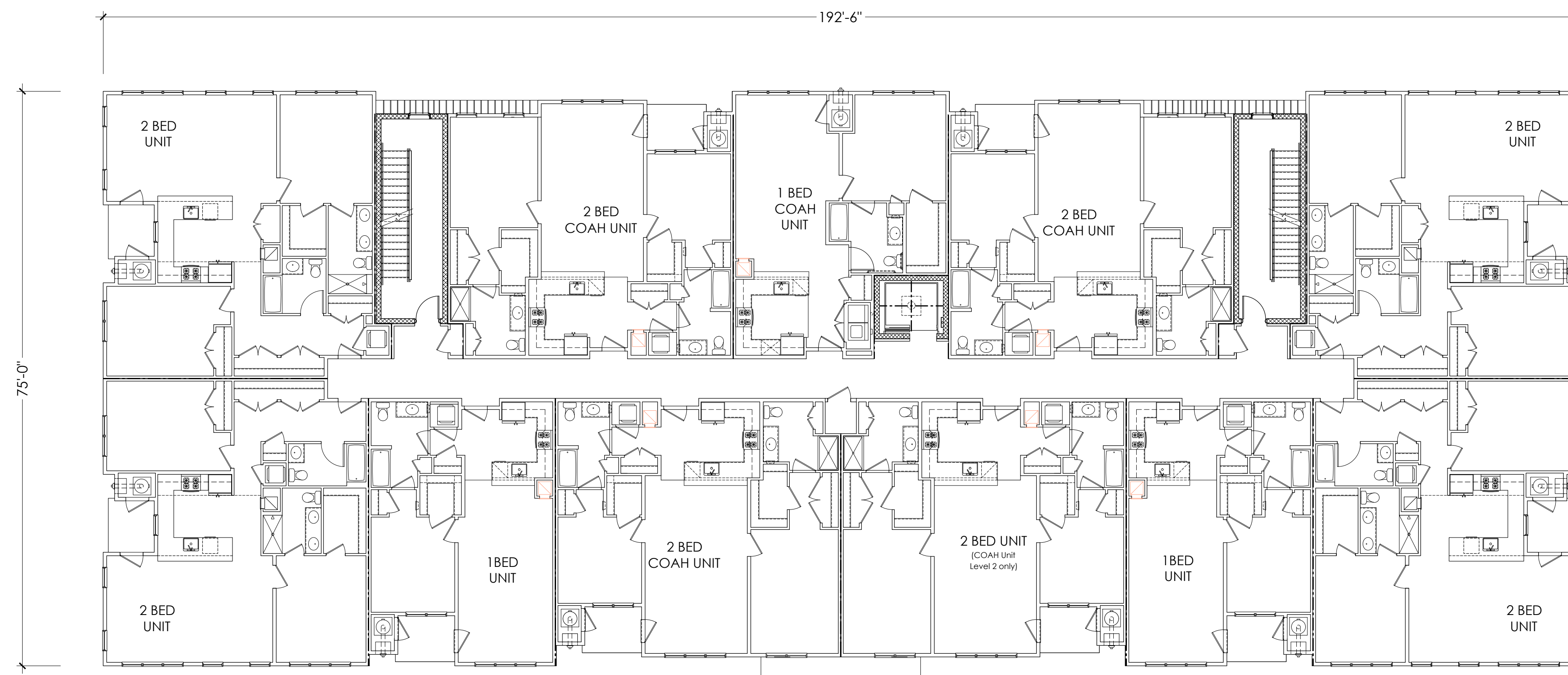
SCALE:  $3/32" = 1'-0"$

SHEET NUMBER

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2 4TH FLOOR PLAN  
Scale: 3/32"=1'0"



1 TYPICAL FLOOR PLAN (FLOORS 2-3)  
Scale: 3/32"=1'0"

**A-04**



# HOPEWELL PARC

## NORTH SECTION

DESIGN ARCHITECTS

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PROJECT

**HOPEWELL PARC**

NORTH SECTION

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[illegible]

SEAL

TITLE

**BUILDING 3  
LONGITUDINAL ELEVATIONS**

JOB: 2007\_HOPEWELL

SCALE:  $3/32" = 1'-0"$

**A-05**

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BUILDING 3 - FRONT ELEVATION

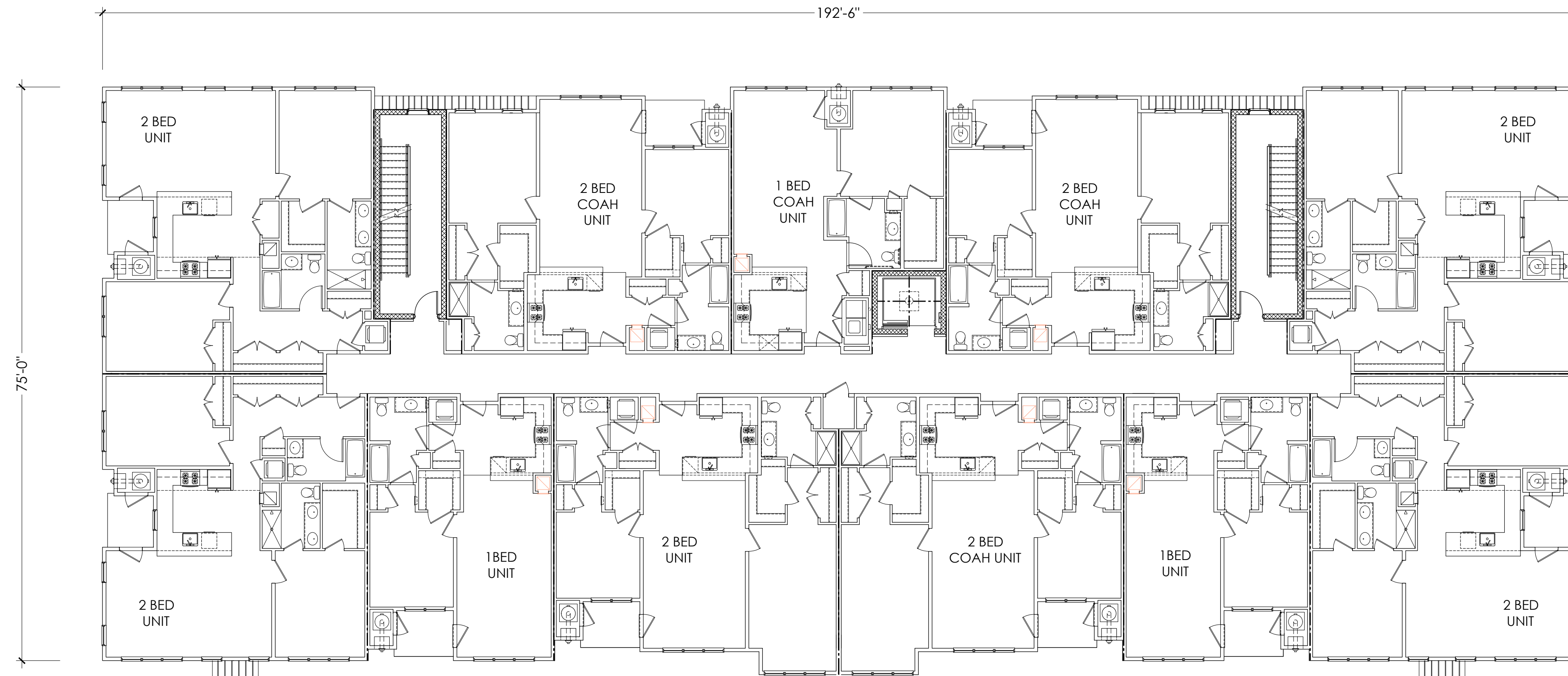
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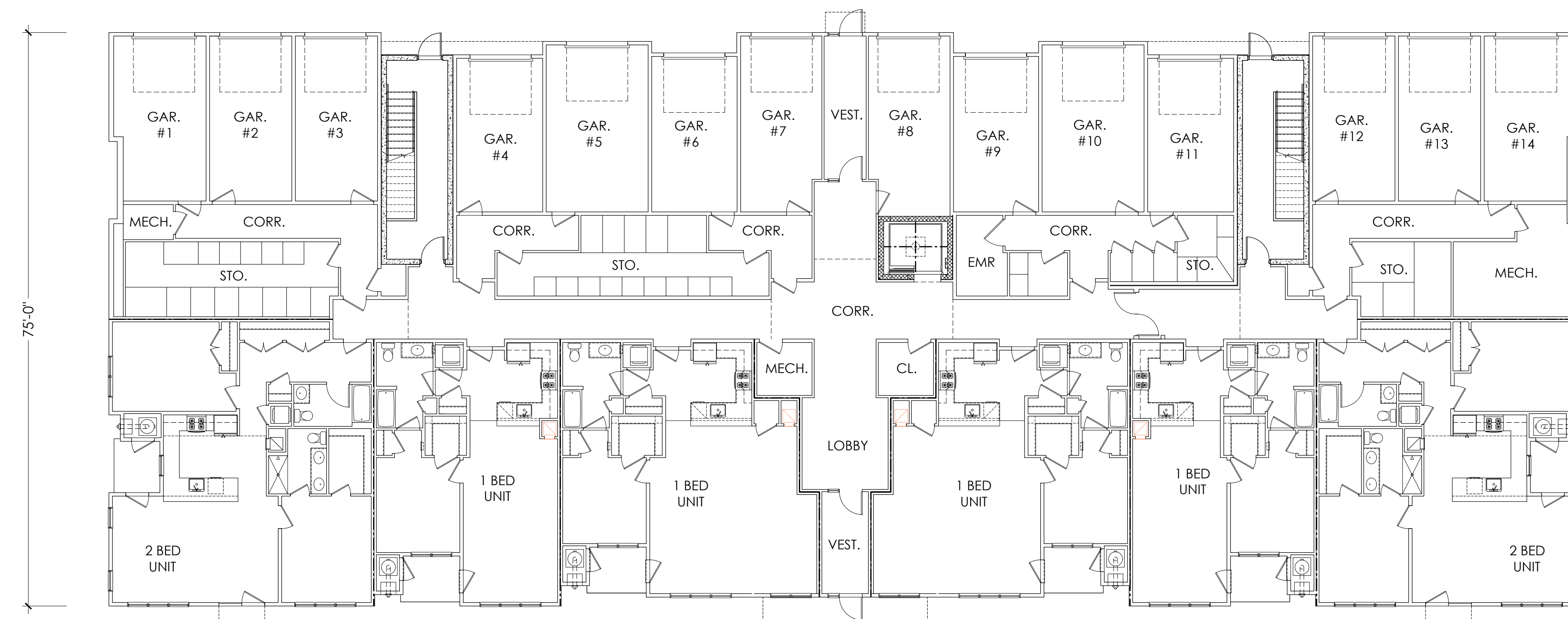
BUILDING 3 - REAR ELEVATION

Scale: 3/32"=1'0"





2 2ND FLOOR PLAN  
Scale: 3/32"=1'0"



1 GROUND FLOOR PLAN  
Scale: 3/32"=1'0"

PROJECT

## HOPEWELL PARC

### NORTH SECTION

NORTH SECTION

HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

MERCER COUNTY, NJ

OWNER

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DESIGN ARCHITECTS

•

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PRINCETON, NJ 08540

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[illegible]

SEAL

TITLE

**BUILDINGS 4 & 5  
GROUND FLOOR & FIRST  
FLOOR PLANS**

## FLOOR PLANS

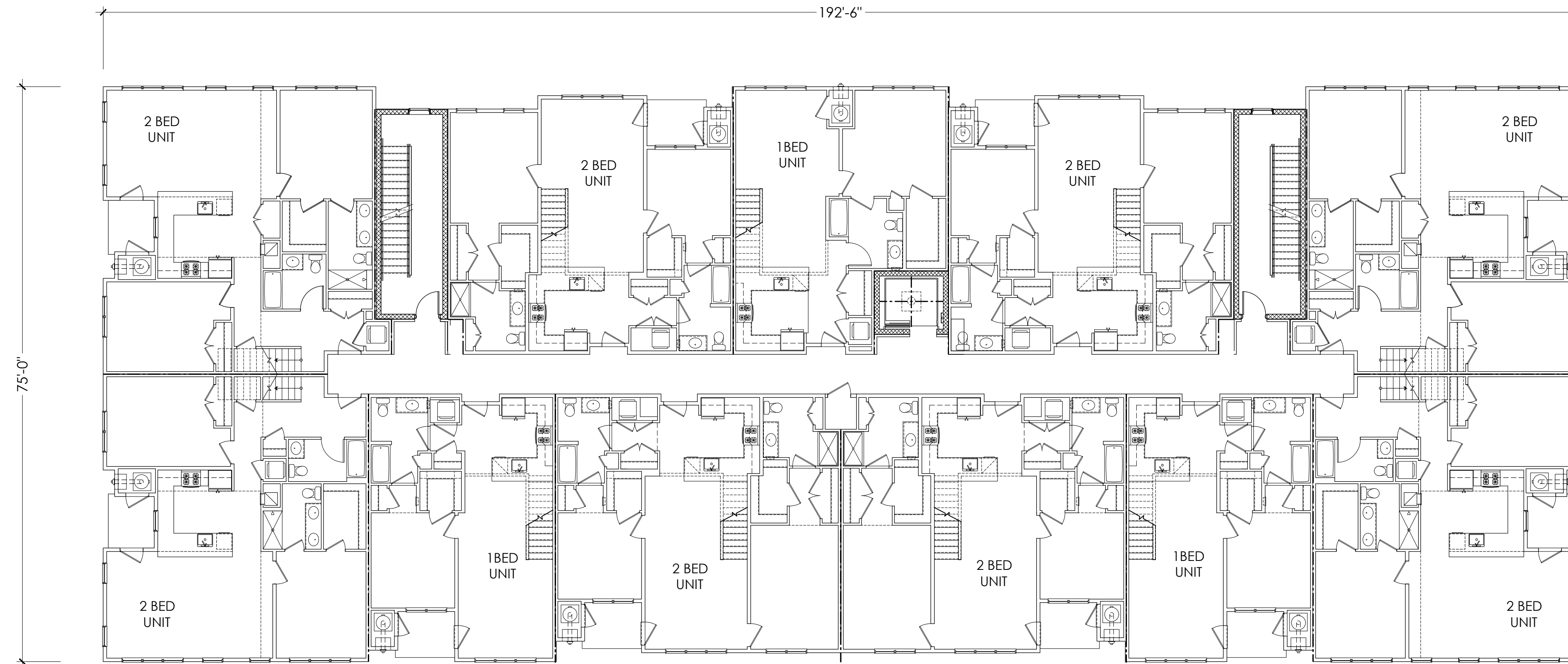
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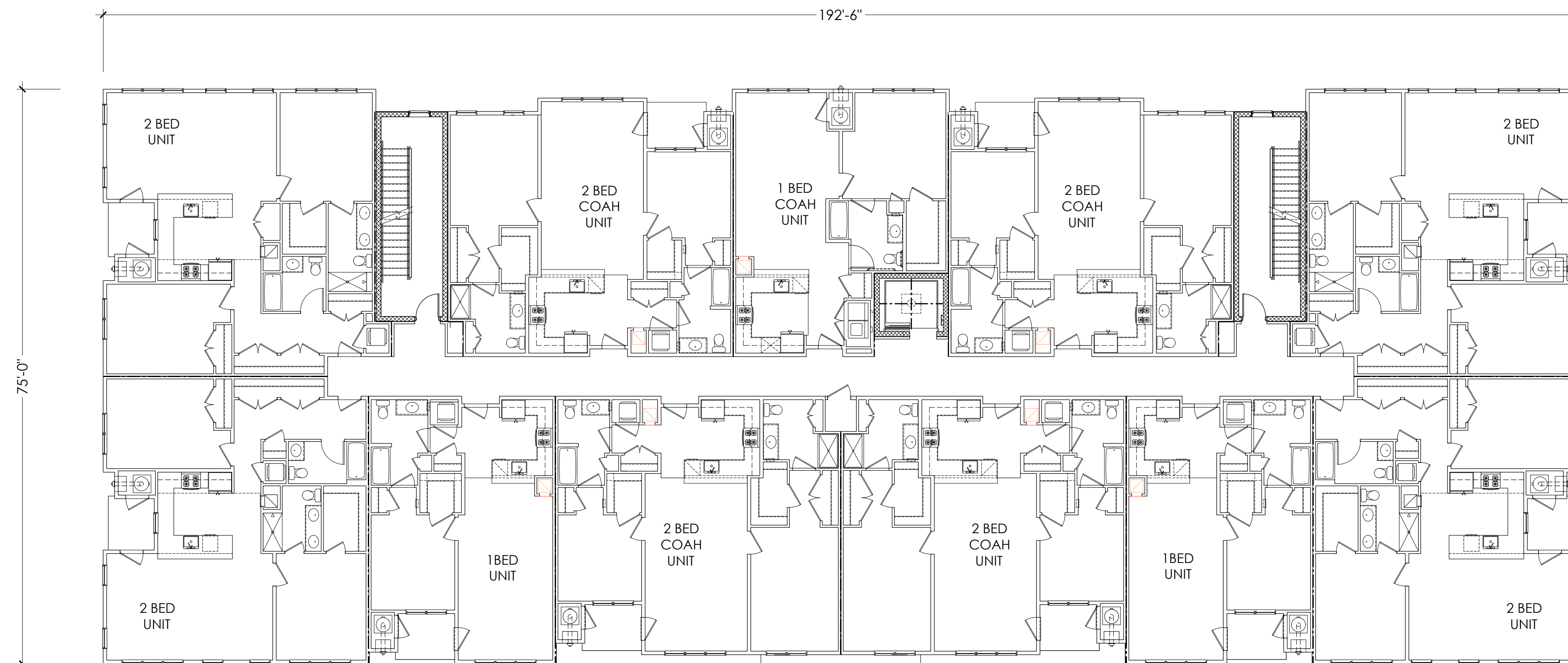
SHEET NUMBER

**A-06**

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2 4TH FLOOR PLAN  
Scale: 3/32"=1'0"



1 3RD FLOOR PLAN  
Scale: 3/32"=1'0"

PROJECT  
**HOPEWELL PARC**  
NORTH SECTION

HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

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DESIGN ARCHITECTS

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PRINCETON, NJ 08540  
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[illegible]

SEAL

**BUILDINGS 4 & 5  
THIRD & 4TH  
FLOOR PLANS**

JOB: 2007\_HOPEWELL

SCALE:

$3/32" = 1'-0"$

SHEET NUMBER

SHEET NUMBER

**A-06A**

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# HOPEWELL PARC

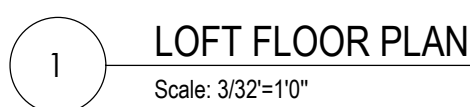
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## Major

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PROJECT

**HOPEWELL PARC**

NORTH SECTION

HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

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DESIGN ARCHITECTS

## Major

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PRINCETON, NJ 08540  
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[illegible]

SEAL

TITLE

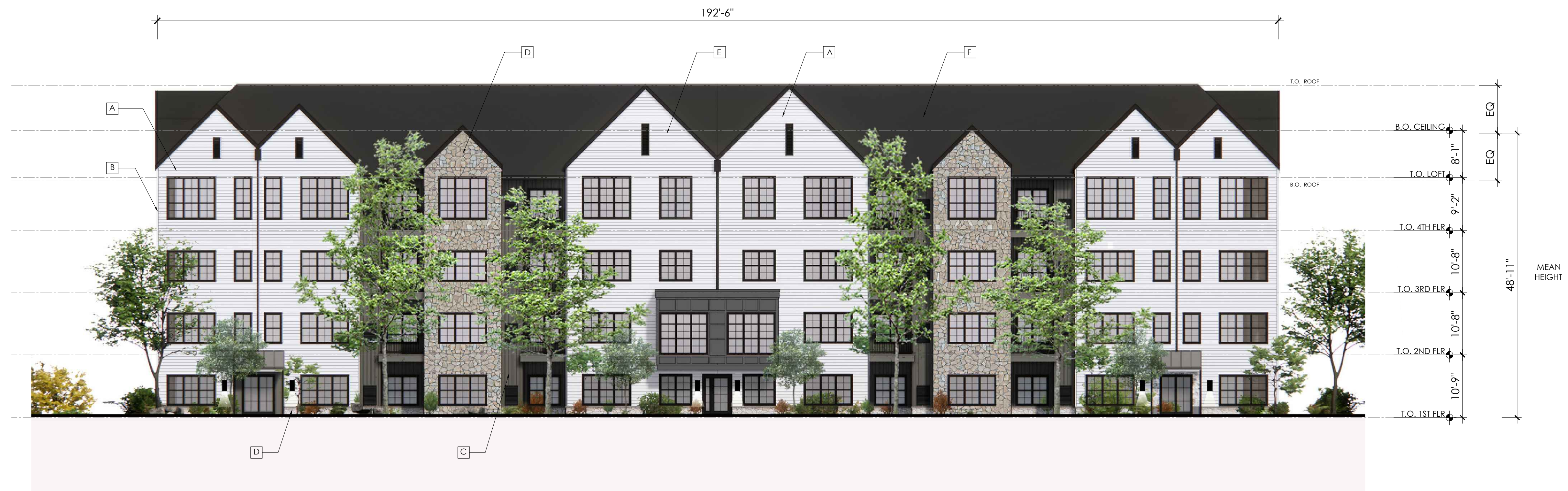
**BUILDINGS 4 & 5  
LONGITUDINAL ELEVATIONS**

JOB: 2007\_HOPEWELL

SCALE:  $3/32" = 1'-0"$

**A-07**

© MAJOR ARCHITECTURE DPC

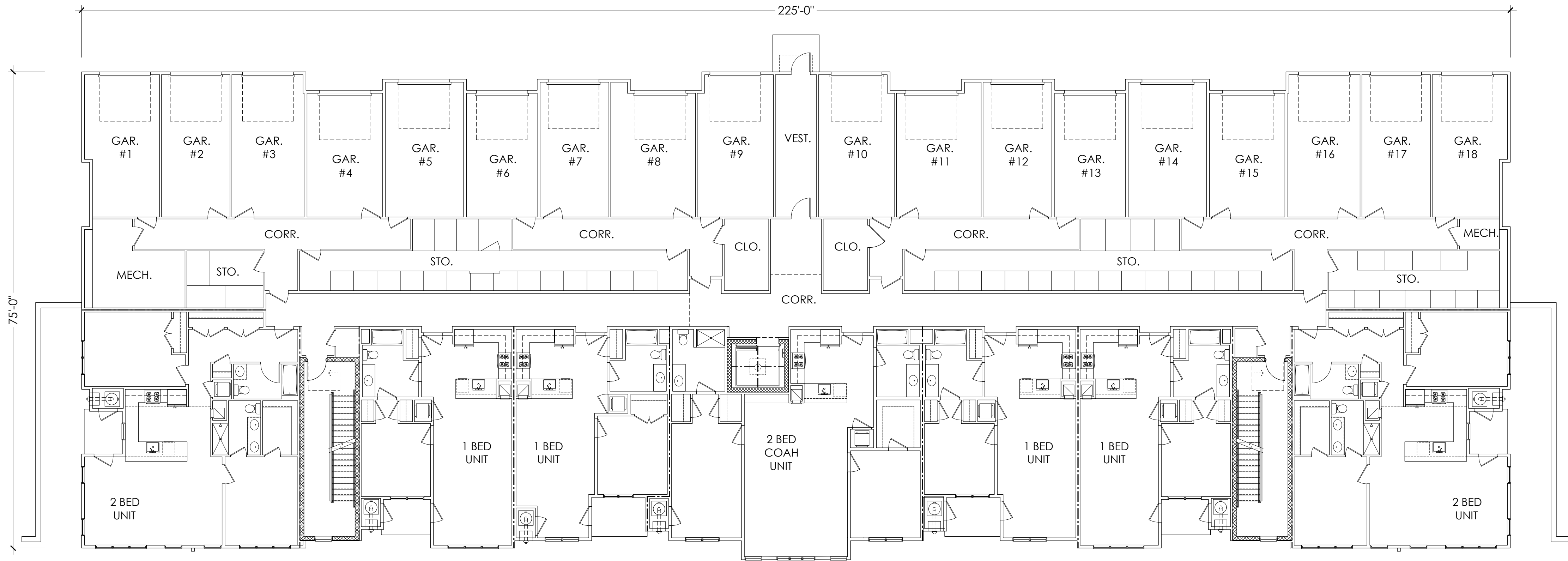


2 BUILDING 4 & 5 - FRONT ELEVATION  
Scale: 3/32"=1'0"

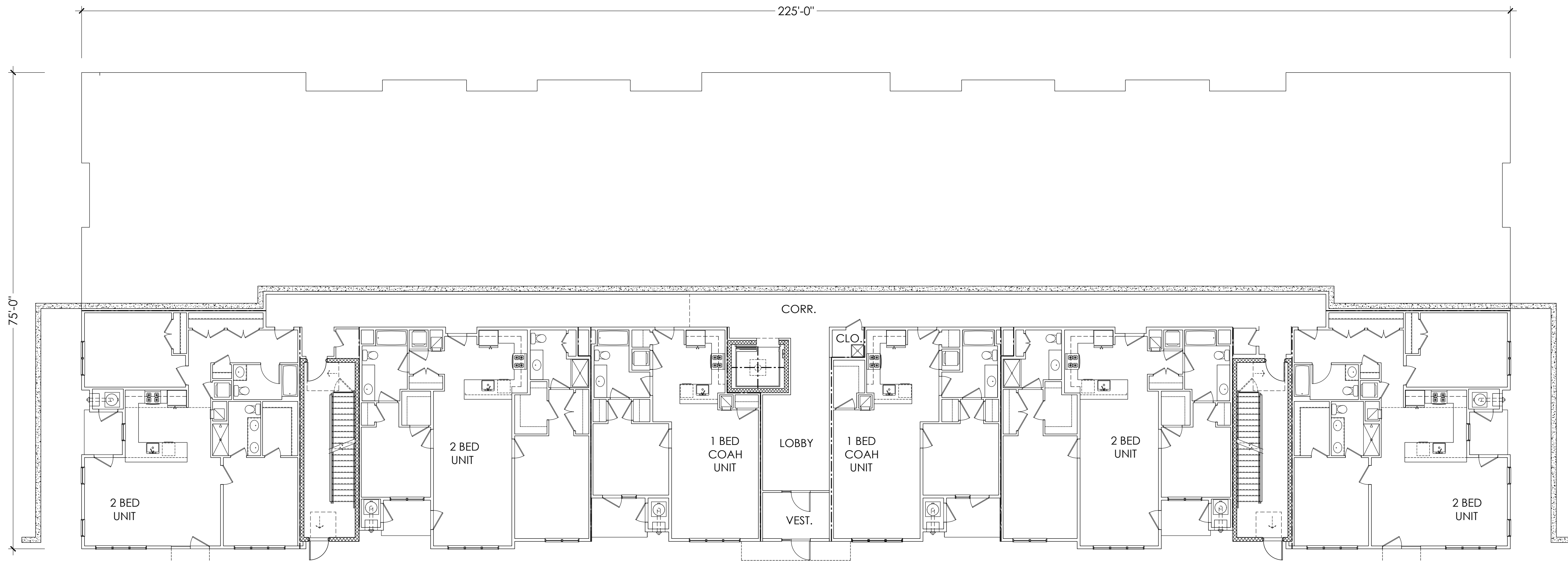


1 BUILDING 4 & 5 - REAR ELEVATION  
Scale: 3/32"=1'0"





2 GROUND FLOOR PLAN  
Scale: 3/32"=1'-0"



1 BASEMENT FLOOR PLAN  
Scale: 3/32"=1'-0"

PROJECT  
**HOPEWELL PARC**  
NORTH SECTION

HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

OWNER  
**KUSHNER REAL ESTATE GROUP**  
520 US HWY 22, P.O. BOX 6872  
BRIDGEWATER, NJ 08807  
Tel: (908) 725-8100

DESIGN ARCHITECTS  
**Major**  
**MAJOR ARCHITECTURE, DPC.**  
485 MARIN BOULEVARD, 2ND FLOOR  
JERSEY CITY, NJ 07302  
Tel: (646) 904-8885

CIVIL ENGINEER  
**VAN NOTE-HARVEY ASSOCIATES, INC.**  
103 COLLEGE ROAD EAST,  
PRINCETON, NJ 08540  
Tel: (609) 987-2323

ISSUE		
NO.	DATE	DESCRIPTION
01	12/16/2020	PRELIMINARY/FINAL SITE PLAN SUBMISSION
02	07/16/2021	FINAL SITE PLAN SUBMISSION
03	10/07/2022	TOWNSHIP RE-SUBMISSION

SEAL

TITLE  
**BUILDING 6  
BASEMENT & GROUND  
FLOOR PLANS**

JOB: **2007\_HOPEWELL**

SCALE:  
**3/32" = 1'-0"**

SHEET NUMBER

**A-08**

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[illegible]

SEAL

TITLE

**BUILDING 6  
TYPICAL & 4TH  
FLOOR PLANS**

JOB: 2007\_HOPEWELL

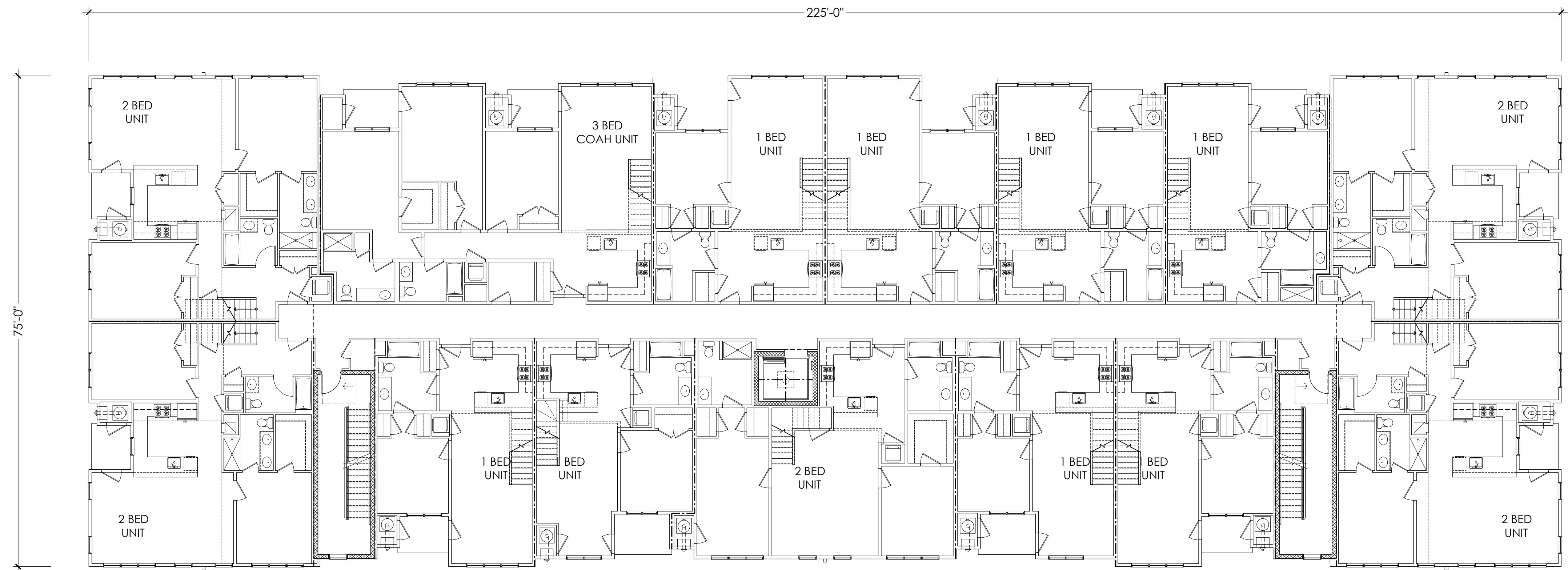
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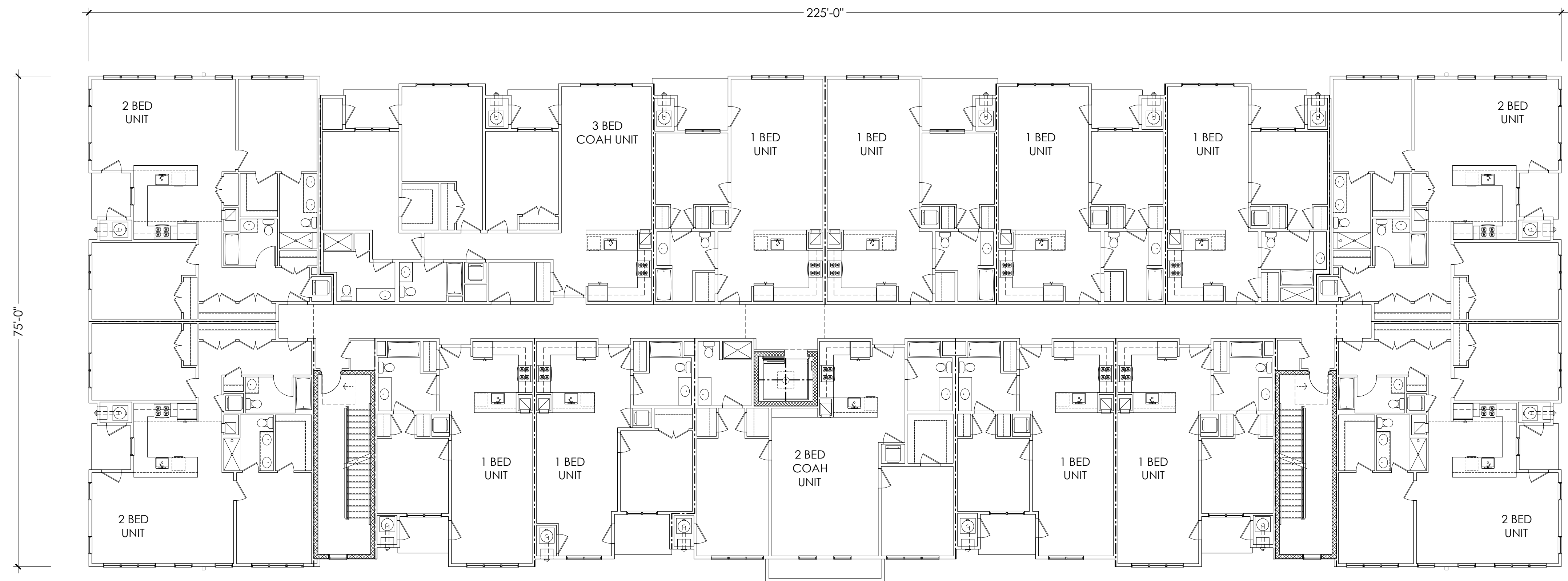
SHEET NUMBER

**A-09**

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2 4TH FLOOR PLAN  
Scale: 3/32"=1'0"



1 TYPICAL FLOOR PLAN (FLOORS 2-3)  
Scale: 3/32"=1'0"



# HOPEWELL PARC

## NORTH SECTION

## Major

**VAN NOTE-HARVEY ASSOCIATES, INC.**  
103 COLLEGE ROAD EAST,  
PRINCETON, NJ 08540  
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**A-09A**



PROJECT

**HOPEWELL PARC**

NORTH SECTION

HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

**OWNER**

**KUSHNER REAL ESTATE GROUP**  
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Tel: (908) 725-8100

DESIGN ARCHITECTS

---

**Major**

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[illegible]

SEAL

TITLE

**BUILDING 6  
LONGITUDINAL ELEVATIONS**

JOB: 2007\_HOPEWELL

SCALE:  $3/32" = 1'-0"$

## A-10

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2 BUILDING 6 - FRONT ELEVATION  
Scale: 3/32"=1'0"



1 BUILDING 6 - REAR ELEVATION  
Scale: 3/32"=1'0"



PROJECT

**HOPEWELL PARC**

NORTH SECTION

HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

OWNER

**KUSHNER REAL ESTATE GROUP**  
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DESIGN ARCHITECTS

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[illegible]

SEAL

TITLE
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## BUILDING SIDE ELEVATIONS

JOB: 2007\_HOPEWELL

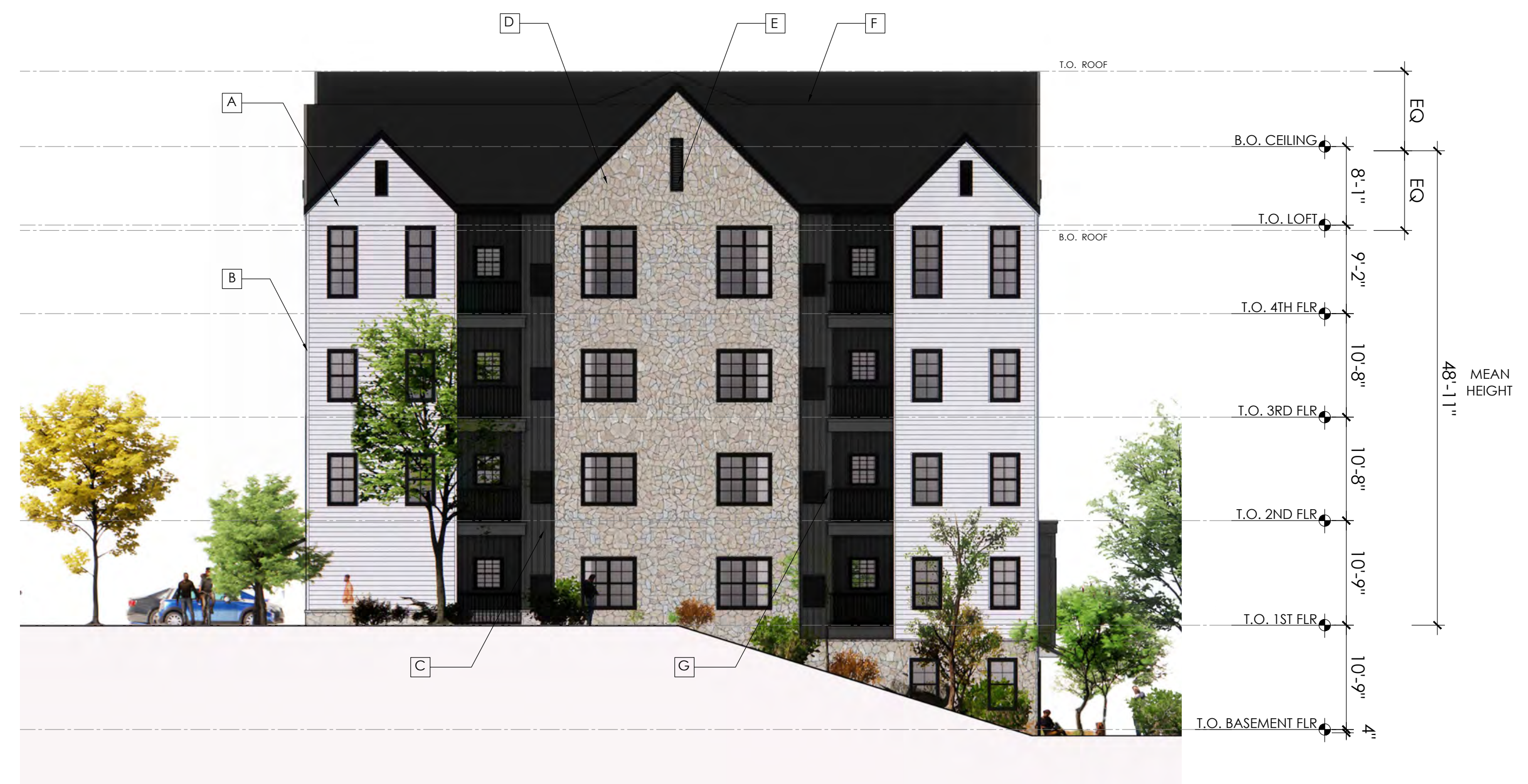
SCALE:  $3/32" = 1'-0"$

# A-11

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### MATERIAL KEY

- A. HORIZONTAL VINYL SIDING
- B. 3" CORNER TRIM
- C. BOARD AND BATTEN VINYL SIDING
- D. THIN STONE VENEER
- E. MECHANICAL VENT
- F. ROOF SHINGLES
- G. ALUMINUM RAILING



2 BUILDINGS 1, 2, 4 & 5 - SIDE ELEVATIONS  
Scale: 3/32"=1'0"

Scale: 3/32"=1'0"

1 BUILDINGS 3 & 6 - SIDE ELEVATIONS

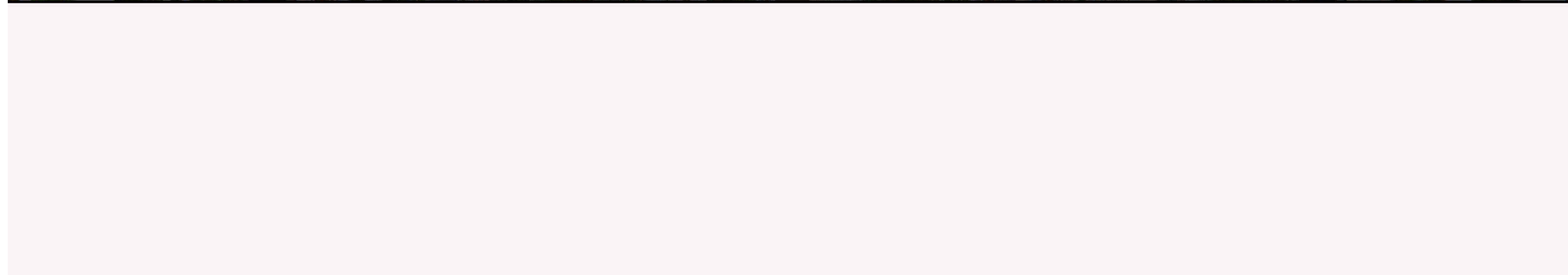
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Scale: 3/32"=1'0"

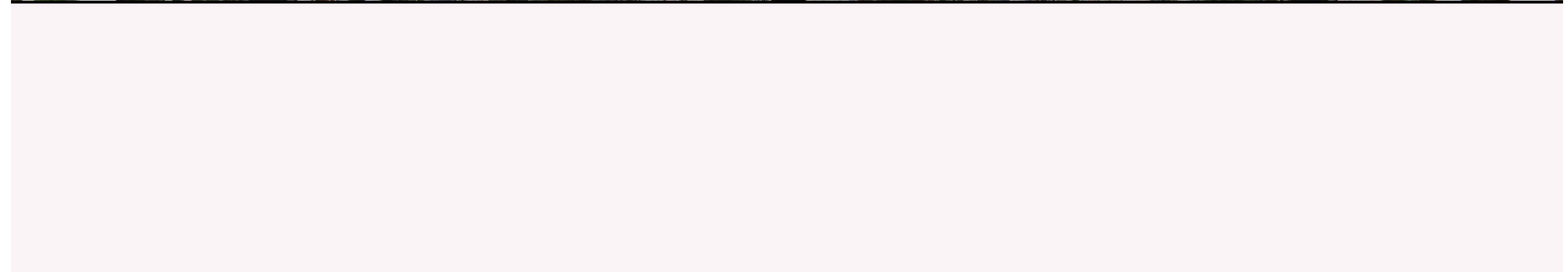


4 VARIATION 4 - CYPRESS  
Scale: 1/16"=1'0"

3 VARIATION 3 - DRIFTWOOD  
Scale: 1/16"=1'0"



2 VARIATION 2 - LIGHTHOUSE RED  
Scale: 1/16"=1'0"



1 VARIATION 1 - POLARIS  
Scale: 1/16"=1'0"

# HOPEWELL PARC

HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

**OWNER**

---

**KUSHNER REAL ESTATE GROUP**  
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DESIGN ARCHITECTS

---

# Major

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PRINCETON, NJ 08540  
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[illegible]

SEAL

**BUILDING ELEVATIONS  
PROPOSED COLOR VARIATIONS**

08: 2007\_HOPEWELL

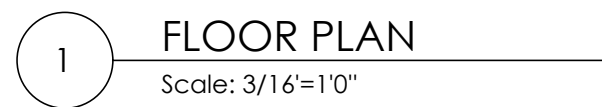
SCALE: \_\_\_\_\_

SHEET NUMBER

**A-12**

MAJOR ARCHITECTURE DPC



SEAL



PROJECT

**HOPEWELL PARC**

NORTH SECTION

HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

OWNER

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DESIGN ARCHITECTS

## Major

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PRINCETON, NJ 08540  
Tel: (609) 987-2323

[illegible]

SEAL

TITLE
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**MULTIFAMILY CLUBHOUSE  
NORTH & SOUTH ELEVATIONS**

JOB: 2007\_HOPEWELL

SCALE:  $3/16" = 1'-0"$

A-14

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MATERIAL KEY	
1.	VERTICAL VINYL SIDING
2.	WOOD CLADDING
3.	WHITE BRICK
4.	STANDING SEAM METAL ROOF



2 SOUTH ELEVATION  
Scale: 3/16"=1'0"



1 NORTH ELEVATION  
Scale: 3/16" = 1'0"

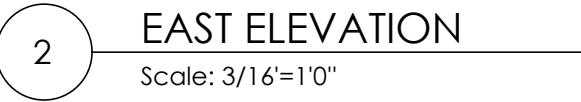


### MATERIAL KEY

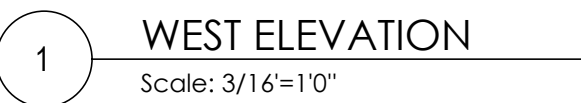
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1.	VERTICAL VINYL SIDING
2.	WOOD CLADDING
3.	WHITE BRICK
4.	STANDING SEAM METAL ROOF

1. VERTICAL VINYL SIDING
2. WOOD CLADDING
3. WHITE BRICK
4. STANDING SEAM METAL ROOF



Scale:  $3/16" = 1'0"$



Scale: 3/16"=1'0"

# HOPEWELL PARC

## NORTH SECTION

**IVAN NOTE-HARVEY ASSOCIATES, INC.**  
103 COLLEGE ROAD EAST,  
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SEAL

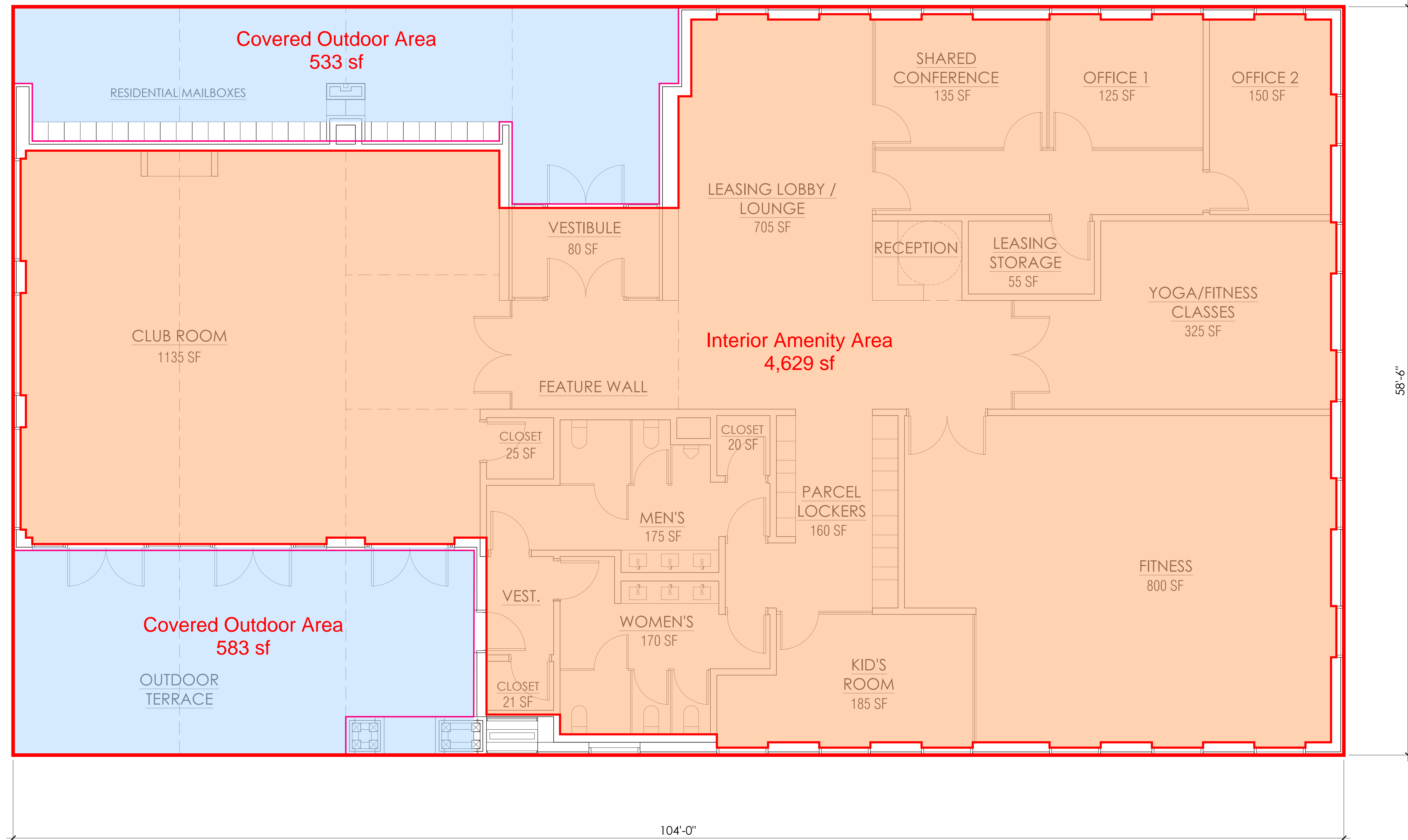
SHEET NUMBER

MAJOR ARCHITECTURE DPC



## Hopewell Clubhouse - Previously Approved Layout

Total Area  
6,084 sf



PROJECT

**HOPEWELL PARC**

NORTH SECTION

HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

---

OWNER

**KUSHNER REAL ESTATE GROUP**  
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DESIGN ARCHITECTS

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CIVIL ENGINEER

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PRINCETON, NJ 08540  
Tel: (609) 987-2323

[illegible]

SEAL

TITLE

**CLUBHOUSE PLANS -  
FLOOR PLAN**

JOB: 2007\_HOPEWELL

SCALE:

$3/16" = 1'-0"$

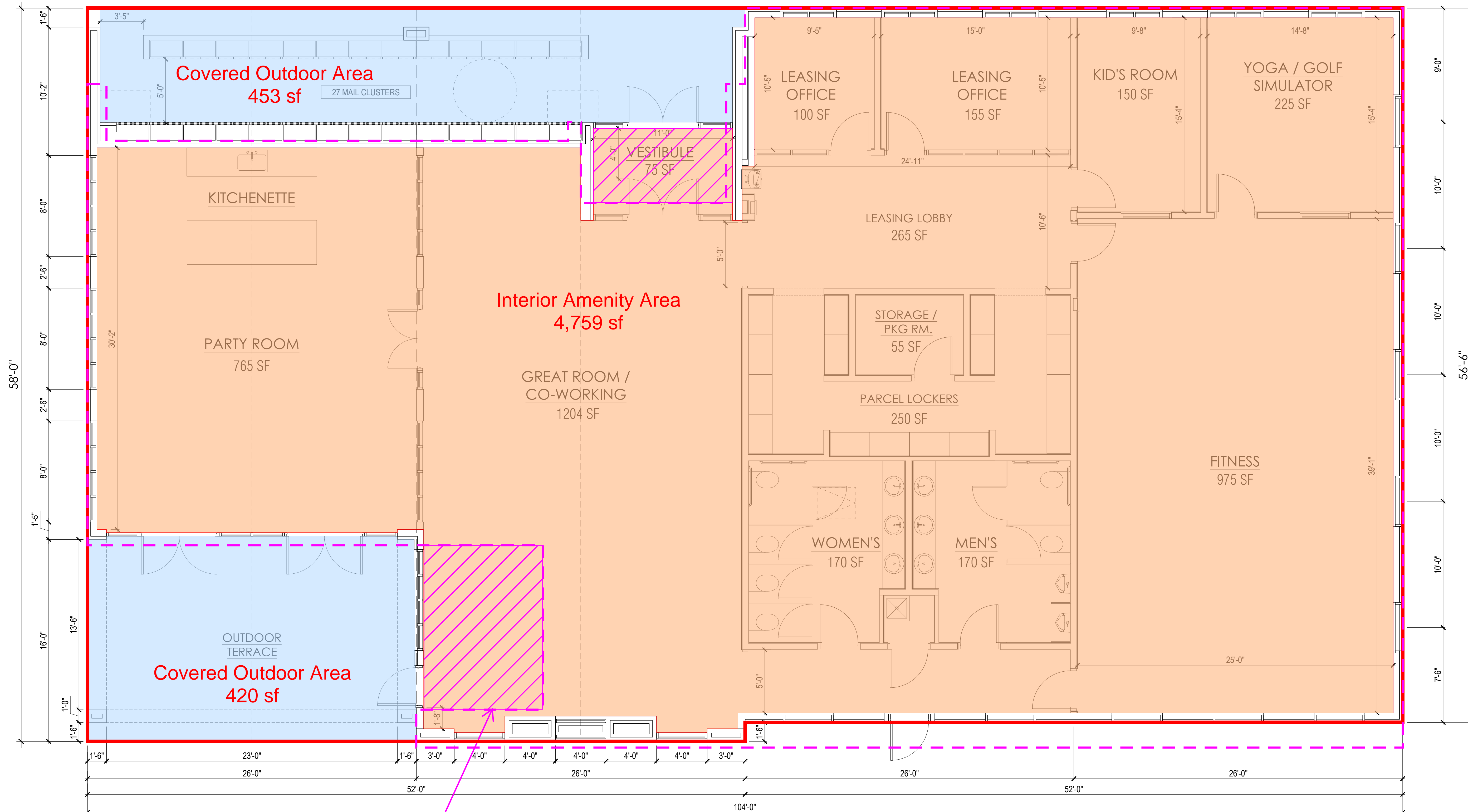
SHEET NUMBER

**A-08**

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## Hopewell Clubhouse - Proposed Layout

Total Area  
5,955 sf



### Previously Approved Enclosure Footprint

PROJECT

**HOPEWELL PARC**

NORTH SECTION

HOPEWELL TOWNSHIP  
MERCER COUNTY, NJ

**OWNER**

**KUSHNER REAL ESTATE GROUP**  
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CIVIL ENGINEER

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PRINCETON, NJ 08540  
Tel: (609) 987-2323

[illegible]

SEAL

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TITLE

### CLUBHOUSE PLANS - FLOOR PLAN

JOB: 2007\_HOPEWELL

SCALE:  $3/16" = 1'-0"$

SHEET NUMBER

**A-08**

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