



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

MEMORANDUM

(via email)

TO: Hopewell Township Planning Board
FROM: Mark Kataryniak, PE, Township Redevelopment Engineer
DATE: August 28, 2024
SUBJECT: **Completeness Review 1**
Venue at Hopewell
Preliminary & Final Major Subdivision and Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

Our office is in receipt of the following submitted in support of the referenced application:

- Hopewell Township Planning & Zoning Board Application dated June 28, 2024, for Preliminary and Final Site Plan application, corporate disclosure statement and supporting documents.
- Hopewell Township Preliminary & Final Major Subdivision Checklists, dated June 26, 2024, prepared by Sean A. Delany, PE, Bowman Consulting Group, Ltd.
- Hopewell Township Preliminary & Final Major Site Plan Checklists, dated June 24, 2024, prepared by Sean A. Delany, PE, Bowman Consulting Group, Ltd.
- June 26, 2024, memo, Waiver and Variance Request List, prepared by Sean A. Delany, PE, Bowman Consulting Group, Ltd.
- Preliminary and Final Major Subdivision & Site Plans of Venue at Hopewell, prepared by Bowman Consulting Group, Ltd., dated June 25, 2024, containing 145 sheets.
- Preliminary and Final Major Subdivision Plat, prepared by Bowman Consulting Group, Ltd., dated May 17, 2024, containing 13 sheets.
- Boundary and Topographic Survey, prepared by Bowman Consulting Group, dated October 15, 2019, containing 13 sheets.
- Architectural Plans, prepared by Holiday Architects, dated March 14, 2024, containing 39 sheets.
- Environmental Impact Statement prepared by Envirotactics, dated June 20, 2024.
- Traffic Impact Study prepared by Langan Engineering & Environmental Services, Inc., dated May 6, 2024.
- Community Impact Statement prepared by Richard B. Reading Associates, dated April 15, 2024.
- Stormwater Management Report, prepared by Bowman Consulting Group, dated June 25, 2024.
- Freshwater Wetlands Letter of Interpretation: Line Verification issued by the New Jersey Department of Environmental Protection on April 13, 2022.
- Utility Will Serve letters issued by:
 - Comcast, dated November 18, 2019
 - PSE&G Electric, dated November 5, 2019, and December 11, 2019
 - Elizabethtown Gas, dated December 4, 2019
 - Ewing Lawrence Sewerage Authority, dated November 1, 2019
 - Trenton Water Works, dated November 25, 2019

Re: Completeness Review 1

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

The subject application seeks preliminary and final major subdivision and site plan approval for the construction of an age-restricted (55+) inclusionary development, containing a total of 600 residential units, comprised of 480 market-rate age-restricted units and 120 affordable units. The proposed development contains a variety of housing types consisting of the following:

- Four-bedroom single-family dwellings, 272 units, market-rate / age-restricted
- Two-bedroom attached single-family dwellings (duplex), 30 units, market-rate / age-restricted
- Three-bedroom attached single-family dwellings (duplex), 88 units, market-rate / age-restricted
- Two-bedroom stacked flats, 90 units, market-rate / age-restricted
- One-bedroom stacked flats, 90 units, affordable
- Two-bedroom stacked flats, 30 units, affordable

The single-family detached dwellings are proposed as two-story dwellings, with no basements. The attached (two-family or duplex) dwellings, both the two- and three-bedroom models, are proposed as two-story dwellings with no basements. The market-rate flats are proposed as three-story structures, with ten units per structure and garage parking on a portion of the first floor. The affordable flats are proposed as two-story dwellings with ten units per structure with no basements.

Additional improvements on the property include the construction of stormwater management facilities, sidewalks, site lighting, a clubhouse, outdoor pool, dog park, bocce ball courts, pickleball courts and tennis courts. Parking lots are provided for the affordable units and the clubhouse / amenities area.

The bulk of the development will be accessed by way of a single, dualized entrance road extending from Nursey Road near the northeast corner of the property. Nursery Road will be modified to contain a roundabout at this entrance road for the new development. A small portion of the development will be constructed near the southeast corner of the property that will be constructed as a single roadway with a cul-de-sac and will contain a total of nineteen single-family dwellings.

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

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

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

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- Preliminary Major Subdivision: Administrative, Engineering, and Landscaping / Lighting sections
- Final Major Subdivision: Administrative and Engineering sections
- 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 deferred to conditions of approval for technical items that will be finalized following a detailed technical review as part of the Site Plan process and items related to outside utility and permitting agencies. Items noted not applicable pertain to requirements for well and septic, as the project will be served by public utilities, of which I concur.

The applicant is also seeking waivers for several items on the Final Major Subdivision and Final Site Plan checklists that are related to preliminary approvals. These items require waivers since the applicant has applied for both preliminary and final approval simultaneously. These waiver requests are therefore reasonable.

Additionally, the applicant is seeking a waiver for completeness related to consistency with the Hopewell Township Wastewater Management Plan (WWMP). The applicant has recently received a declaratory judgement allowing advancement of an amendment to include the subject property within the WWMP. On these grounds, a waiver for completeness of this item is reasonable.

Overall, I find the majority of the items for which waivers are requested to be reasonable given the scope and complexity of this project.

However certain items related to proposed improvements on Nursery Road, specific details related to lighting, identification of Township Stream Corridors, and details with respect to irrigation require additional information on the plans or further explanation by the applicant at this time.

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

From an engineering perspective, I recommend that the subject application be deemed **incomplete**, until the items noted on the attached checklists as such are addressed. Resubmission of revised materials only or narrative descriptions, as applicable, are sufficient to address the outstanding items. Submission of complete revised plan sets is not necessary at this time.

Please contact me if you have any questions on the recommendations or comments contained on the enclosed materials.

cc: (via email)

Frank Banisch, PP, AICP, Board Planner

Jim Hutzelmann, PE, Township Engineer

Township Health Officer

Venue at Hopewell
Preliminary & Final Major Subdivision and Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60
Application Date: June 28, 2024

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	Administrative				
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 Major Subdivision Checklist.	X	C		
8	Completed "Design Waiver Request" form.	X	C		
9	Certificate of Ownership.	X		Comm Devel	
10	Tree Survey Plan.	X	C		
11	Site Plan(s) folded, collated, bound, signed, and sealed.	X	C		
12	Traffic Analysis - collated, bound, signed, and sealed	X	C		
13	Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	X	C		
14	Storm water management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	X	C		
15	Completed Fiscal Impact Data Sheet.	X	C		
16	Well Water Supply Evaluation - collated, bound, signed and sealed.	N/A			Proposed development to be served by public water and sewer. Submission waiver 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.	X	C		Included within Stormwater Management Report.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
20	Consistency with Wastewater Management Plan of the Township of Hopewell.	W	W		The project is not currently within a Sewer Service Area. Recent Settlement Agreements have permitted application for an amendment to the Wastewater Management Plan (WWMP) to include the property within the Sewer Service Area, and applications are advancing. Waiver for completeness is appropriate. Amendment of the WWMP shall be a condition of any approval granted.
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.	X	C		Applicant is utilizing an 4/13/2022 LOI issued by the NJDEP.
22	Submission of a wetlands report and wetlands delineation.	X	C		Applicant is utilizing an 4/13/2022 LOI issued by the NJDEP.
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.	X	W		Will serve letters provided. Final utility agreements/approvals deferred to a Condition of approval. Waiver for completeness is acceptable.
	Engineering				
1	Designed, drawn, signed and sealed by A.I.A., C.L.A., N.J.P.E., N.J.P.L.S. or N.J.P.P. as appropriate.	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		1" = 140' provided. Acceptable for completeness.
b	Boundary and Topographic Survey: 1" = 100'	X	C		1" = 50' provided. Acceptable for completeness.
c	Environmental Inventory Maps: 1" = 200'	X	C		1" = 150' provided. Acceptable for completeness.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
d	Grading and Drainage Plans: 1" = 50'	X	C		1" = 30' provided. Acceptable for completeness.
e	Site Plans: 1" = 50'	X	C		1" = 30' provided. Acceptable for completeness.
f	Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' – Vertical Horizontal to Vertical Ratio of scales being no more than 10.	X	C		Horizontal Scale: 1" = 100' provided; Vertical Scale: 1" = 10' provided. Acceptable for completeness.
g	Sewage Disposal and Water Supply Plan: 1" = 50'	X	C		1" = 30' provided. Acceptable for completeness.
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		1" = 30' provided. Acceptable for completeness.
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 1/2" 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.	X	C		
9	Subdivision plan showing existing topography; all existing and proposed lot lines, lot dimensions, gross and net lot areas; locations of on-site structures with dimensions to proposed lots (if remaining after subdivision); wetland boundaries and areas; stream corridor boundaries and areas; flood hazard boundaries and areas; all easement boundaries and areas; all proposed streets showing name; right-of-way width and cartway widths; common driveway locations; proposed widened roadway widths along frontage of lot; sight triangle easements and boundaries; and a tabulation of zoning requirements showing zone(s) in which lot is located, bulk requirements of zone(s), bulk requirements proposed by application (including conditional or accessing use requirements) and density. All dimensions shown shall be to nearest on foot and all areas shall be shown to nearest 1/10th acre where easement, flood hazard, stream corridor, or wetland areas overlap, only the most encumbering area is required to be shown.	X	C		
10	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		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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 should be designed to provide a balanced cut and fill condition as much as practical.	X	C		Defer to technical review for verification of all required components of Drainage and Grading Plan. Acceptable for completeness.
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.	X	C		Defer to technical review for verification of all required profiles. Acceptable for completeness.
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.	X	C		
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.	X	C		
a	Pre-development conditions shall be considered as "good."	X	C		
b	Post development conditions shall be considered as "poor" with maximum impervious coverages permitted by ordinance being used in developing post development curve numbers.	X	C		
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.	X	C		
d	Routing of pre- and post-development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
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.	X	C		

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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.	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
g	Computations showing Compliance with the Regulations of the D & R Canal Commission and the Mercer County Planning Board.	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
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.	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
16	Plan and centerline profile for all proposed roadways showing existing elevations at 50 foot intervals; proposed elevations at 50 foot intervals and at all horizontal and vertical points of curvature, intersection and tangency; roadway stations at 100 foot intervals and all horizontal and vertical points of curvature, intersection and tangency; written vertical slopes, horizontal curve design radii lengths, and central angles, vertical curve lengths; storm and sanitary sewer piping, stormwater inlet locations, inverts, slopes horizontal offset dimensions, grate of rim elevations; curb lines and locations proposed contours; water mains and valves.	X	C		
17	Plans and centerline profiles shall be provided for widening of all existing roadways detailing of pavement grades, milling areas, drainage construction, and proposed curb locations.	X	C		
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.	X	I		Cross Sections for modifications to Nursery Road not provided.
19	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.	X	C		

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20	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.	X	C		Valid LOI issued for project.
21	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 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 of 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 general 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.	X	C		
22	Compliance with each and every design standard of the Land Use and Development Ordinance.	X	W		Minor design waivers requested. Defer to technical view. Waiver for Completeness acceptable.
23	Compliance with approved General Development Plan.	N/A	N/A		No GDP issued for subject property.
24	Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each.	X	C		
25	Stream corridor delineation with requisite buffers preserved by easement.	X	I		Township Stream Corridor Buffers not shown on plans.
	Landscaping and Lighting				

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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.	X	C		Representative areas utilized. Acceptable for Completeness.
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.	X	C		Representative areas utilized. Acceptable for Completeness.
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	I		Areas proposed for irrigation not identified on plan or by note.
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		

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Block 93, Lot 19, 20, 45.01, 46 & p/o 60
Application Date: June 28, 2024

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	Administrative				
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 Major Subdivision Checklist.	X	C		
8	Completed "Design Waiver Request" form.	X	C		
9	Certificate of Ownership.	X		Comm Devel	
10	Final Major Subdivision Plans(s) folded, collated, bound, signed, and sealed with a common date of issue and revision.	X	C		
11	Signed copy of Preliminary plans with copy of Resolution of Approval.	W	W		Simultaneous application for Preliminary and Final Major Subdivision approval. Waiver for completeness appropriate.
12	Certification that all conditions of preliminary major subdivision approval have been satisfied and that Preliminary Major Subdivision 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.	W	W		
13	Letter from Postmaster of Post Office serving proposed subdivision that street names are acceptable.	W	W		Applicant is requesting item be deferred to a Condition of approval. Waiver for completeness is appropriate.
14	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.	X	C		Will serve letters provided. Final utility agreements/approvals deferred to a Condition of approval. Acceptable for completeness.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
15	Proposed text of all deed restrictions, restrictions to be included in all contracts of sale and any other form of restriction imposed as part of the subdivision approval or to be imposed by the Developer	W	W		Applicant is requesting item be deferred to a Condition of approval. Waiver for completeness is appropriate.
	Engineering				
1	Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist. All documents submitted for preliminary major subdivision approval shall be appropriately revised, retitled, dated, and all documents submitted for the final major subdivision approval. All documents submitted shall bear the same date.	X	W		Simultaneous application for Preliminary and Final Major subdivision approval. Waiver for completeness appropriate.
2	An estimate of all construction quantities for all on site improvements which shall be dedicated to the public or planned to be monitored by a Homeowners Association. This estimate shall include all construction quantities for all site improvements shown on the approved preliminary plan and shall be signed, sealed and dated by a New Jersey Licensed Professional Engineer.	W	W		Applicant is requesting item be deferred to a Condition of approval. Waiver for completeness is appropriate.
3	An estimate of all construction quantities for all off-site or off-tract improvements required to be constructed as part of the approved preliminary major subdivision plan. This estimate shall be based on the off-tract improvement plans and shall be signed, sealed, and dated by the prepared New Jersey Licensed Professional Engineer.	W	W		Applicant is requesting item be deferred to a Condition of approval. Waiver for completeness is appropriate.
4	Metes and bounds descriptions for right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; common driveway easements; cul-de-sac easements and all other easements or rights-of-way which shall be dedicated to the public or planned to be maintained by a Homeowners Association. Descriptions may be by reference to Final Plat.	W	W		Final easement descriptions requested to be a condition of approval. Waiver for completeness is appropriate.
5	Detailed project phasing plan includes proposed construction sequence, routes to and from site construction methods, hours or operation, construction traffic control plans, temporary construction traffic office locations, and any other construction -related plans.	X	W		Defer final detail of construction phasing to technical review. Waiver for completeness is appropriate.
6	A final plat of major subdivision complying with the "Map Filing Law" of the State of New Jersey.	X	W		Final easement descriptions and other developer agreement details requested

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					to be a condition of approval. Waiver for completeness is appropriate.
7	A Developer's Agreement approved and executed by the Hopewell Township Committee.	X	W		Applicant is requesting item be deferred to a Condition of approval. Waiver for completeness is appropriate.
8	Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control landscaping and temporary lighting at a scale of not smaller than 1" = 50' each facility location.	X	C		
9	All project identification sign sizes, mounting details, lighting, and lettering type and sizes.	X	C		
10	Block and Lot numbers approved by Tax Assessor.	W	W		Defer to a condition of approval. Waiver for completeness is appropriate.
11	Copies of all Federal, State, County and local permits obtained as part of preliminary approval.	W	W		Applicant is requesting item be deferred to a Condition of approval. Waiver for completeness is appropriate.
12	Provide site lighting plan when roadway illumination requirements of Section 17-90.3b are applicable.	X	C		

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10	Tree Survey Plan.	X	C		
11	Site Plan(s) folded, collated, bound, signed, and sealed.	X	C		
12	Traffic Analysis - collated, bound, signed, and sealed	X	C		Traffic Engineering Assessment dated May 10, 2023.
13	Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	X	C		
14	Storm water management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	X	C		
15	Completed Fiscal Impact Data Sheet.	X	C		
16	Well Water Supply Evaluation - collated, bound, signed and sealed.	N/A			Proposed development to be served by public water and sewer. Submission waiver 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.	X	C		Included within Stormwater Management Report.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
20	Consistency with Wastewater Management Plan of the Township of Hopewell.	W	W		The project is not currently within a Sewer Service Area. Recent Settlement Agreements have permitted application for an amendment to the Wastewater Management Plan (WWMP) to include the property within the Sewer Service Area, and applications are advancing. Waiver for completeness is appropriate. Amendment of the WWMP shall be a condition of any approval granted.
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.	X	C		Applicant is utilizing an 4/13/2022 LOI issued by the NJDEP.
22	Submission of a wetlands report and wetlands delineation.	X	C		Applicant is utilizing an 4/13/2022 LOI issued by the NJDEP.
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.	X	W		Will serve letters provided. Final utility agreements/approvals deferred to a Condition of approval. Waiver for completeness is acceptable.
	Engineering				
1	Designed, drawn, signed and sealed by A.I.A., C.L.A., N.J.P.E., N.J.P.L.S. or N.J.P.P. as appropriate.	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		1" = 140' provided. Acceptable for completeness.
b	Boundary and Topographic Survey: 1" = 100'	X	C		1" = 50' provided. Acceptable for completeness.
c	Environmental Inventory Maps: 1" = 200'	X	C		1" = 150' provided. Acceptable for completeness.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
d	Grading and Drainage Plans: 1" = 50'	X	C		1" = 30' provided. Acceptable for completeness.
e	Site Plans: 1" = 50'	X	C		1" = 30' provided. Acceptable for completeness.
f	Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' – Vertical Horizontal to Vertical Ratio of scales being no more than 10.	X	C		Horizontal Scale: 1" = 100' provided; Vertical Scale: 1" = 10' provided. Acceptable for completeness.
g	Sewage Disposal and Water Supply Plan: 1" = 50'	X	C		1" = 30' provided. Acceptable for completeness.
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		1" = 30' provided. Acceptable for completeness.
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 1/2" 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.	X	C		
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		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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		Defer to technical review for verification of all required components of Drainage and Grading Plan. Acceptable for completeness.
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.	X	C		Defer to technical review for verification of all required profiles. Acceptable for completeness.
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.	X	C		
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.	X	C		
a	Pre-development conditions shall be considered as "good."	X	C		
b	Post development conditions shall be considered as "poor" with maximum impervious coverages permitted by ordinance being used in developing post development curve numbers.	X	C		
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.	X	C		
d	Routing of pre- and post-development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
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.	X	C		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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.	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
g	Computations showing Compliance with the Regulations of the D & R Canal Commission and the Mercer County Planning Board.	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
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.	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
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.	X	C		
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.	X	C		Applicant is utilizing an 4/13/2022 LOI issued by the NJDEP.
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.	X	I		Cross Sections for modifications to Nursery Road not provided.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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.	X	C		
20	Compliance with each and every design standard of the Land Use and Development Ordinance.	X	W		Minor design waivers requested. Defer to technical view. Waiver for Completeness acceptable.
21	Compliance with approved General Development Plan.	N/A	N/A		No GDP issued for subject property.
22	Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each.	X	C		
23	Stream corridor delineation with requisite buffers preserved by easement.	X	I		Township Stream Corridor Buffers not shown on plans.
	Landscaping and Lighting				
1	Aerial extent of tree cover for woodland stand 10,000 sq. ft. or greater in area with a brief description of the typical tree species found within the stand, the average size of the trees measured 4-1/2' above grade, the average height of the woodland stand, and the general health of the woodland stand. This information may be combined with other environmental information and shown on the Environmental Resource Inventory Summary Map as part of the Environmental Assessment, instead. If this is done, provide a note referring to the Environmental Resource Inventory Summary Map on the Landscape and Lighting Plan.	X	C		Representative areas utilized. Acceptable for Completeness.
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.	X	C		Representative areas utilized. Acceptable for Completeness.
3	Proposed trees, shrubs, groundcovers, and vegetative plants with key, detailing the following information:	X	C		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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	I		Areas proposed for irrigation not identified on plan or by note.
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			
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	W		This item not applicable, as no parking lots are proposed. Waiver for completeness is appropriate.
f	Maximum maintained vertical illumination at 5' above grade at edge of property line (fc).	X	C		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
g	Average maintained vertical existence of signage (fL).	X	I		Lighting details for site identification signage not provided on plans.
13	Foundation construction details for light poles.	X	I		Not provided.

Venue at Hopewell
Preliminary & Final Major Subdivision and Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60
Application Date: June 28, 2024


		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	Administrative				
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.	W	W		Simultaneous application for 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.	W	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		Will serve letters provided. Final utility agreements/approvals deferred to a Condition of approval. Waiver for completeness is acceptable.
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		Will serve letters provided. Final utility agreements/approvals deferred to a Condition of approval. Waiver for Completeness is appropriate.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	Engineering				
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.	W	W		Simultaneous application for 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		Applicant is requesting item be deferred 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.	X	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.	W	W		Defer to a condition of approval. 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.
11	Details of all outdoor light fixtures not included with Preliminary Site Plan	X	C		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	Approval, including building mounted fixtures and illuminated signage. Fixture details shall include:				
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		

MEMORANDUM

(via email)

TO: Hopewell Township Planning Board
FROM: Mark Kataryniak, PE, Township Redevelopment Engineer 
DATE: August 28, 2024; 2nd Review September 19, 2024
SUBJECT: **Completeness Review 2**
Venue at Hopewell
Preliminary & Final Major Subdivision and Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

Our office is in receipt of the following revised materials submitted in support of the referenced application, and in response to our first completeness review memo, dated August 28, 2024. Updates are highlighted:

- **A response letter to the first completeness review memo, prepared by Bowman Consulting Group in response to our first review memo, dated September 10, 2024.**
- Hopewell Township Planning & Zoning Board Application dated June 28, 2024, for Preliminary and Final Site Plan application, corporate disclosure statement and supporting documents.
- Hopewell Township Preliminary & Final Major Subdivision Checklists, dated June 26, 2024, prepared by Sean A. Delany, PE, Bowman Consulting Group, Ltd.
- Hopewell Township Preliminary & Final Major Site Plan Checklists, dated June 24, 2024, prepared by Sean A. Delany, PE, Bowman Consulting Group, Ltd.
- June 26, 2024, memo, Waiver and Variance Request List, prepared by Sean A. Delany, PE, Bowman Consulting Group, Ltd.
- Preliminary and Final Major Subdivision & Site Plans of Venue at Hopewell, prepared by Bowman Consulting Group, Ltd., dated June 25, 2024, **revised September 10, 2024**, containing 145 sheets.
- Preliminary and Final Major Subdivision Plat, prepared by Bowman Consulting Group, Ltd., dated May 17, 2024, containing 13 sheets.
- Boundary and Topographic Survey, prepared by Bowman Consulting Group, dated October 15, 2019, containing 13 sheets.
- Architectural Plans, prepared by Holiday Architects, dated March 14, 2024, containing 39 sheets.
- **Roadway and Roundabout Installation Plan, prepared by Langan Engineering & Environmental Services, Inc., dated September 11, 2024, containing 58 sheets.**
- Environmental Impact Statement prepared by Envirotactics, dated June 20, 2024.
- Traffic Impact Study prepared by Langan Engineering & Environmental Services, Inc., dated May 6, 2024.
- Community Impact Statement prepared by Richard B. Reading Associates, dated April 15, 2024.
- Stormwater Management Report, prepared by Bowman Consulting Group, dated June 25, 2024.

Re: Completeness Review 2

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- **Existing Drainage Area Map, prepared by Bowman Consulting Group, dated June 25, 2024, containing one sheet.**
- Freshwater Wetlands Letter of Interpretation: Line Verification issued by the New Jersey Department of Environmental Protection on April 13, 2022.
- Utility Will Serve letters issued by:
 - Comcast, dated November 18, 2019
 - PSE&G Electric, dated November 5, 2019, and December 11, 2019
 - Elizabethtown Gas, dated December 4, 2019
 - Ewing Lawrence Sewerage Authority, dated November 1, 2019
 - Trenton Water Works, dated November 25, 2019

The subject application seeks preliminary and final major subdivision and site plan approval for the construction of an age-restricted (55+) inclusionary development, containing a total of 600 residential units, comprised of 480 market-rate age-restricted units and 120 affordable units. The proposed development contains a variety of housing types consisting of the following:

- Four-bedroom single-family dwellings, 272 units, market-rate / age-restricted
- Two-bedroom attached single-family dwellings (duplex), 30 units, market-rate / age-restricted
- Three-bedroom attached single-family dwellings (duplex), 88 units, market-rate / age-restricted
- Two-bedroom stacked flats, 90 units, market-rate / age-restricted
- One-bedroom stacked flats, 90 units, affordable
- Two-bedroom stacked flats, 30 units, affordable

The single-family detached dwellings are proposed as two-story dwellings, with no basements. The attached (two-family or duplex) dwellings, both the two- and three-bedroom models, are proposed as two-story dwellings with no basements. The market-rate flats are proposed as three-story structures, with ten units per structure and garage parking on a portion of the first floor. The affordable flats are proposed as two-story dwellings with ten units per structure with no basements.

Additional improvements on the property include the construction of stormwater management facilities, sidewalks, site lighting, a clubhouse, outdoor pool, dog park, bocce ball courts, pickleball courts and tennis courts. Parking lots are provided for the affordable units and the clubhouse / amenities area.

The bulk of the development will be accessed by way of a single, dualized entrance road extending from Nursey Road near the northeast corner of the property. Nursery Road will be modified to contain a roundabout at this entrance road for the new development. A small portion of the

Re: Completeness Review 2

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

development will be constructed near the southeast corner of the property that will be constructed as a single roadway with a cul-de-sac and will contain a total of nineteen single-family dwellings.

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

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

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

- Preliminary Major Subdivision: Administrative, Engineering, and Landscaping / Lighting sections
- Final Major Subdivision: Administrative and Engineering sections
- 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 deferred to conditions of approval for technical items that will be finalized following a detailed technical review as part of the Site Plan process and items related to outside utility and permitting agencies. Items noted not applicable pertain to requirements for well and septic, as the project will be served by public utilities, of which I concur.

The applicant is also seeking waivers for several items on the Final Major Subdivision and Final Site Plan checklists that are related to preliminary approvals. These items require waivers since the applicant has applied for both preliminary and final approval simultaneously. These waiver requests are therefore reasonable.

Additionally, the applicant is seeking a waiver for completeness related to consistency with the Hopewell Township Wastewater Management Plan (WWMP). The applicant has recently received

Re: Completeness Review 2

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

a declaratory judgement allowing advancement of an amendment to include the subject property within the WWMP. On these grounds, a waiver for completeness of this item is reasonable.

Overall, I find the majority of the items for which waivers are requested to be reasonable given the scope and complexity of this project.

The updated materials submitted by the applicant have satisfactorily addressed the items in our prior completeness review as incomplete.

From an engineering perspective, I recommend that the subject application, as amended by the most recent submission of revised documents, be deemed **complete**, and that the application be scheduled for the Planning Board. I defer to the respective professionals for additional items/comments on the Health and Planning portions of the checklists.

A technical review report on the subject application will be submitted separately.

Please contact me if you have any questions on the recommendations or comments contained on the enclosed materials.

cc: (via email)
Frank Banisch, PP, AICP, Board Planner
Township Health Officer

Venue at Hopewell
Preliminary & Final Major Subdivision and Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60
Application Date: June 28, 2024

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	Administrative				
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 Major Subdivision Checklist.	X	C		
8	Completed "Design Waiver Request" form.	X	C		
9	Certificate of Ownership.	X		Comm Devel	
10	Tree Survey Plan.	X	C		
11	Site Plan(s) folded, collated, bound, signed, and sealed.	X	C		
12	Traffic Analysis - collated, bound, signed, and sealed	X	C		
13	Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	X	C		
14	Storm water management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	X	C		
15	Completed Fiscal Impact Data Sheet.	X	C		
16	Well Water Supply Evaluation - collated, bound, signed and sealed.	N/A			Proposed development to be served by public water and sewer. Submission waiver 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.	X	C		Included within Stormwater Management Report.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
20	Consistency with Wastewater Management Plan of the Township of Hopewell.	W	W		The project is not currently within a Sewer Service Area. Recent Settlement Agreements have permitted application for an amendment to the Wastewater Management Plan (WWMP) to include the property within the Sewer Service Area, and applications are advancing. Waiver for completeness is appropriate. Amendment of the WWMP shall be a condition of any approval granted.
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.	X	C		Applicant is utilizing an 4/13/2022 LOI issued by the NJDEP.
22	Submission of a wetlands report and wetlands delineation.	X	C		Applicant is utilizing an 4/13/2022 LOI issued by the NJDEP.
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.	X	W		Will serve letters provided. Final utility agreements/approvals deferred to a Condition of approval. Waiver for completeness is acceptable.
	Engineering				
1	Designed, drawn, signed and sealed by A.I.A., C.L.A., N.J.P.E., N.J.P.L.S. or N.J.P.P. as appropriate.	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		1" = 140' provided. Acceptable for completeness.
b	Boundary and Topographic Survey: 1" = 100'	X	C		1" = 50' provided. Acceptable for completeness.
c	Environmental Inventory Maps: 1" = 200'	X	C		1" = 150' provided. Acceptable for completeness.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
d	Grading and Drainage Plans: 1" = 50'	X	C		1" = 30' provided. Acceptable for completeness.
e	Site Plans: 1" = 50'	X	C		1" = 30' provided. Acceptable for completeness.
f	Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' – Vertical Horizontal to Vertical Ratio of scales being no more than 10.	X	C		Horizontal Scale: 1" = 100' provided; Vertical Scale: 1" = 10' provided. Acceptable for completeness.
g	Sewage Disposal and Water Supply Plan: 1" = 50'	X	C		1" = 30' provided. Acceptable for completeness.
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		1" = 30' provided. Acceptable for completeness.
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 1/2" 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.	X	C		
9	Subdivision plan showing existing topography; all existing and proposed lot lines, lot dimensions, gross and net lot areas; locations of on-site structures with dimensions to proposed lots (if remaining after subdivision); wetland boundaries and areas; stream corridor boundaries and areas; flood hazard boundaries and areas; all easement boundaries and areas; all proposed streets showing name; right-of-way width and cartway widths; common driveway locations; proposed widened roadway widths along frontage of lot; sight triangle easements and boundaries; and a tabulation of zoning requirements showing zone(s) in which lot is located, bulk requirements of zone(s), bulk requirements proposed by application (including conditional or accessing use requirements) and density. All dimensions shown shall be to nearest on foot and all areas shall be shown to nearest 1/10th acre where easement, flood hazard, stream corridor, or wetland areas overlap, only the most encumbering area is required to be shown.	X	C		
10	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		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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 should be designed to provide a balanced cut and fill condition as much as practical.	X	C		Defer to technical review for verification of all required components of Drainage and Grading Plan. Acceptable for completeness.
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.	X	C		Defer to technical review for verification of all required profiles. Acceptable for completeness.
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.	X	C		
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.	X	C		
a	Pre-development conditions shall be considered as "good."	X	C		
b	Post development conditions shall be considered as "poor" with maximum impervious coverages permitted by ordinance being used in developing post development curve numbers.	X	C		
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.	X	C		
d	Routing of pre- and post-development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
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.	X	C		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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.	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
g	Computations showing Compliance with the Regulations of the D & R Canal Commission and the Mercer County Planning Board.	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
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.	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
16	Plan and centerline profile for all proposed roadways showing existing elevations at 50 foot intervals; proposed elevations at 50 foot intervals and at all horizontal and vertical points of curvature, intersection and tangency; roadway stations at 100 foot intervals and all horizontal and vertical points of curvature, intersection and tangency; written vertical slopes, horizontal curve design radii lengths, and central angles, vertical curve lengths; storm and sanitary sewer piping, stormwater inlet locations, inverts, slopes horizontal offset dimensions, grate of rim elevations; curb lines and locations proposed contours; water mains and valves.	X	C		
17	Plans and centerline profiles shall be provided for widening of all existing roadways detailing of pavement grades, milling areas, drainage construction, and proposed curb locations.	X	C		
18 Rev..	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.	X	C		
19	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.	X	C		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
20	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.	X	C		Valid LOI issued for project.
21	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 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 of 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 general 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.	X	C		
22	Compliance with each and every design standard of the Land Use and Development Ordinance.	X	W		Minor design waivers requested. Defer to technical view. Waiver for Completeness acceptable.
23	Compliance with approved General Development Plan.	N/A	N/A		No GDP issued for subject property.
24	Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each.	X	C		
25 Rev.	Stream corridor delineation with requisite buffers preserved by easement.	X	W		Stream corridors shown on updated site plans. Easements will be required to be delineated on the subdivision plat as a condition of approval. Waiver for Completeness acceptable.
	Landscaping and Lighting				

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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.	X	C		Representative areas utilized. Acceptable for Completeness.
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.	X	C		Representative areas utilized. Acceptable for Completeness.
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 Rev.	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		

Venue at Hopewell
Preliminary & Final Major Subdivision & Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60
Application Date: June 28, 2024

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	Administrative				
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 Major Subdivision Checklist.	X	C		
8	Completed "Design Waiver Request" form.	X	C		
9	Certificate of Ownership.	X		Comm Devel	
10	Final Major Subdivision Plans(s) folded, collated, bound, signed, and sealed with a common date of issue and revision.	X	C		
11	Signed copy of Preliminary plans with copy of Resolution of Approval.	W	W		Simultaneous application for Preliminary and Final Major Subdivision approval. Waiver for completeness appropriate.
12	Certification that all conditions of preliminary major subdivision approval have been satisfied and that Preliminary Major Subdivision 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.	W	W		
13	Letter from Postmaster of Post Office serving proposed subdivision that street names are acceptable.	W	W		Applicant is requesting item be deferred to a Condition of approval. Waiver for completeness is appropriate.
14	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.	X	C		Will serve letters provided. Final utility agreements/approvals deferred to a Condition of approval. Acceptable for completeness.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
15	Proposed text of all deed restrictions, restrictions to be included in all contracts of sale and any other form of restriction imposed as part of the subdivision approval or to be imposed by the Developer	W	W		Applicant is requesting item be deferred to a Condition of approval. Waiver for completeness is appropriate.
	Engineering				
1	Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist. All documents submitted for preliminary major subdivision approval shall be appropriately revised, retitled, dated, and all documents submitted for the final major subdivision approval. All documents submitted shall bear the same date.	X	W		Simultaneous application for Preliminary and Final Major subdivision approval. Waiver for completeness appropriate.
2	An estimate of all construction quantities for all on site improvements which shall be dedicated to the public or planned to be monitored by a Homeowners Association. This estimate shall include all construction quantities for all site improvements shown on the approved preliminary plan and shall be signed, sealed and dated by a New Jersey Licensed Professional Engineer.	W	W		Applicant is requesting item be deferred to a Condition of approval. Waiver for completeness is appropriate.
3	An estimate of all construction quantities for all off-site or off-tract improvements required to be constructed as part of the approved preliminary major subdivision plan. This estimate shall be based on the off-tract improvement plans and shall be signed, sealed, and dated by the prepared New Jersey Licensed Professional Engineer.	W	W		Applicant is requesting item be deferred to a Condition of approval. Waiver for completeness is appropriate.
4	Metes and bounds descriptions for right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; common driveway easements; cul-de-sac easements and all other easements or rights-of-way which shall be dedicated to the public or planned to be maintained by a Homeowners Association. Descriptions may be by reference to Final Plat.	W	W		Final easement descriptions requested to be a condition of approval. Waiver for completeness is appropriate.
5	Detailed project phasing plan includes proposed construction sequence, routes to and from site construction methods, hours or operation, construction traffic control plans, temporary construction traffic office locations, and any other construction -related plans.	X	W		Defer final detail of construction phasing to technical review. Waiver for completeness is appropriate.
6	A final plat of major subdivision complying with the "Map Filing Law" of the State of New Jersey.	X	W		Final easement descriptions and other developer agreement details requested

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
					to be a condition of approval. Waiver for completeness is appropriate.
7	A Developer's Agreement approved and executed by the Hopewell Township Committee.	X	W		Applicant is requesting item be deferred to a Condition of approval. Waiver for completeness is appropriate.
8	Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control landscaping and temporary lighting at a scale of not smaller than 1" = 50' each facility location.	X	C		
9	All project identification sign sizes, mounting details, lighting, and lettering type and sizes.	X	C		
10	Block and Lot numbers approved by Tax Assessor.	W	W		Defer to a condition of approval. Waiver for completeness is appropriate.
11	Copies of all Federal, State, County and local permits obtained as part of preliminary approval.	W	W		Applicant is requesting item be deferred to a Condition of approval. Waiver for completeness is appropriate.
12	Provide site lighting plan when roadway illumination requirements of Section 17-90.3b are applicable.	X	C		

Venue at Hopewell
Preliminary & Final Major Subdivision and Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60
Application Date: June 28, 2024

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	Administrative				
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.	X	C		
11	Site Plan(s) folded, collated, bound, signed, and sealed.	X	C		
12	Traffic Analysis - collated, bound, signed, and sealed	X	C		Traffic Engineering Assessment dated May 10, 2023.
13	Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	X	C		
14	Storm water management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	X	C		
15	Completed Fiscal Impact Data Sheet.	X	C		
16	Well Water Supply Evaluation - collated, bound, signed and sealed.	N/A			Proposed development to be served by public water and sewer. Submission waiver 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.	X	C		Included within Stormwater Management Report.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
20	Consistency with Wastewater Management Plan of the Township of Hopewell.	W	W		The project is not currently within a Sewer Service Area. Recent Settlement Agreements have permitted application for an amendment to the Wastewater Management Plan (WWMP) to include the property within the Sewer Service Area, and applications are advancing. Waiver for completeness is appropriate. Amendment of the WWMP shall be a condition of any approval granted.
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.	X	C		Applicant is utilizing an 4/13/2022 LOI issued by the NJDEP.
22	Submission of a wetlands report and wetlands delineation.	X	C		Applicant is utilizing an 4/13/2022 LOI issued by the NJDEP.
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.	X	W		Will serve letters provided. Final utility agreements/approvals deferred to a Condition of approval. Waiver for completeness is acceptable.
	Engineering				
1	Designed, drawn, signed and sealed by A.I.A., C.L.A., N.J.P.E., N.J.P.L.S. or N.J.P.P. as appropriate.	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		1" = 140' provided. Acceptable for completeness.
b	Boundary and Topographic Survey: 1" = 100'	X	C		1" = 50' provided. Acceptable for completeness.
c	Environmental Inventory Maps: 1" = 200'	X	C		1" = 150' provided. Acceptable for completeness.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
d	Grading and Drainage Plans: 1" = 50'	X	C		1" = 30' provided. Acceptable for completeness.
e	Site Plans: 1" = 50'	X	C		1" = 30' provided. Acceptable for completeness.
f	Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' – Vertical Horizontal to Vertical Ratio of scales being no more than 10.	X	C		Horizontal Scale: 1" = 100' provided; Vertical Scale: 1" = 10' provided. Acceptable for completeness.
g	Sewage Disposal and Water Supply Plan: 1" = 50'	X	C		1" = 30' provided. Acceptable for completeness.
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		1" = 30' provided. Acceptable for completeness.
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 1/2" 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.	X	C		
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		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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		Defer to technical review for verification of all required components of Drainage and Grading Plan. Acceptable for completeness.
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.	X	C		Defer to technical review for verification of all required profiles. Acceptable for completeness.
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.	X	C		
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.	X	C		
a	Pre-development conditions shall be considered as "good."	X	C		
b	Post development conditions shall be considered as "poor" with maximum impervious coverages permitted by ordinance being used in developing post development curve numbers.	X	C		
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.	X	C		
d	Routing of pre- and post-development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
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.	X	C		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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.	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
g	Computations showing Compliance with the Regulations of the D & R Canal Commission and the Mercer County Planning Board.	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
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.	X	C		Drainage methodologies updated to comply with Green Infrastructure and Current Ordinance Standards. Acceptable for Completeness.
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.	X	C		
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.	X	C		Applicant is utilizing an 4/13/2022 LOI issued by the NJDEP.
18 Rev.	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.	X	C		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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.	X	C		
20	Compliance with each and every design standard of the Land Use and Development Ordinance.	X	W		Minor design waivers requested. Defer to technical view. Waiver for Completeness acceptable.
21	Compliance with approved General Development Plan.	N/A	N/A		No GDP issued for subject property.
22	Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each.	X	C		
23 Rev.	Stream corridor delineation with requisite buffers preserved by easement.	X	W		Stream corridors shown on updated site plans. Easements will be required to be delineated on the subdivision plat as a condition of approval. Waiver for Completeness acceptable.
	Landscaping and Lighting				
1	Aerial extent of tree cover for woodland stand 10,000 sq. ft. or greater in area with a brief description of the typical tree species found within the stand, the average size of the trees measured 4-1/2' above grade, the average height of the woodland stand, and the general health of the woodland stand. This information may be combined with other environmental information and shown on the Environmental Resource Inventory Summary Map as part of the Environmental Assessment, instead. If this is done, provide a note referring to the Environmental Resource Inventory Summary Map on the Landscape and Lighting Plan.	X	C		Representative areas utilized. Acceptable for Completeness.

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
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.	X	C		Representative areas utilized. Acceptable for Completeness.
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 Rev.	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			
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		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
e	Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc).	X	W		This item not applicable, as no parking lots are proposed. Waiver for completeness is appropriate.
f	Maximum maintained vertical illumination at 5' above grade at edge of property line (fc).	X	C		
G Rev.	Average maintained vertical illumination of signage (fL).	X	C		
13 Rev.	Foundation construction details for light poles.	X	C		

Venue at Hopewell

Preliminary & Final Major Subdivision and Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

Application Date: June 28, 2024

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	Administrative				
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.	W	W		Simultaneous application for 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.	W	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		Will serve letters provided. Final utility agreements/approvals deferred to a Condition of approval. Waiver for completeness is acceptable.
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		Will serve letters provided. Final utility agreements/approvals deferred to a Condition of approval. Waiver for Completeness is appropriate.

Venue at Hopewell, Blk 93, Lot 19, 20, 45.01, 46 & p/o 60

Page 1 of 3

August 28, 2024; Revised September 19, 2024

Review Comments on Completeness by

Mark Kataryniak, PE, PTOE

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	Engineering				
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.	W	W		Simultaneous application for 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		Applicant is requesting item be deferred 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.	X	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.	W	W		Defer to a condition of approval. 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.
11	Details of all outdoor light fixtures not included with Preliminary Site Plan	X	C		

		Indication by Applicant	Confirmed / Complete	Defer	Comment / Recommendation
	Approval, including building mounted fixtures and illuminated signage. Fixture details shall include:				
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		

M E M O R A N D U M

(via email)

TO: Hopewell Township Planning Board
FROM: Mark Kataryniak, PE, PTOE, Township Redevelopment Engineer
DATE: January 8, 2025, **Revised May 5, 2025**
SUBJECT: **Engineering Review3**
Venue at Hopewell
Preliminary & Final Major Subdivision and Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

Our office is in receipt of the materials listed below that were submitted in support of the referenced application. The submitted materials had been previously revised to address administrative completeness review comments, and comments contained in our engineering review report, first issued October 29, 2024, as a draft report, and formally issued as Review Report 1 on January 8, 2025. The applicant has submitted additional revised materials that are **highlighted** in the list of application materials described that follows to address comments issued in prior reports:

- A response letter to the first completeness review memo, prepared by Bowman Consulting Group, dated September 10, 2024.
- Hopewell Township Planning & Zoning Board Application dated June 28, 2024, for Preliminary and Final Site Plan application, corporate disclosure statement and supporting documents.
- Hopewell Township Preliminary & Final Major Subdivision Checklists, dated June 26, 2024, prepared by Sean A. Delany, PE, Bowman Consulting Group, Ltd.
- Hopewell Township Preliminary & Final Major Site Plan Checklists, dated June 24, 2024, prepared by Sean A. Delany, PE, Bowman Consulting Group, Ltd.
- June 26, 2024, memo, Waiver and Variance Request List, prepared by Sean A. Delany, PE, Bowman Consulting Group, Ltd.
- Preliminary and Final Major Subdivision & Site Plans of Venue at Hopewell, prepared by Bowman Consulting Group, Ltd., dated June 25, 2024, **latest revision March 31, 2025**, containing 172 sheets.
- Preliminary and Final Major Subdivision Plat, prepared by Bowman Consulting Group, Ltd., dated May 17, 2024, **latest revision January 6, 2025 (labeled 2024)**, containing 13 sheets.
- Boundary and Topographic Survey, prepared by Bowman Consulting Group, dated October 15, 2019, containing 13 sheets.
- Architectural Plans, prepared by Holiday Architects, dated March 14, 2024, containing 39 sheets.
- Roadway and Roundabout Installation Plan, prepared by Langan Engineering & Environmental Services, Inc., dated September 11, 2024, containing 58 sheets.
- Environmental Impact Statement prepared by Envirotactics, dated June 20, 2024.
- Traffic Impact Study prepared by Langan Engineering & Environmental Services, Inc., dated May 6, 2024.

Re: Engineering Review 3

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- Community Impact Statement prepared by Richard B. Reading Associates, dated April 15, 2024.
- Stormwater Management Report, prepared by Bowman Consulting Group, dated June 25, 2024, **latest revision March 31, 2025.**
- Existing Drainage Area Map, prepared by Bowman Consulting Group, dated June 25, 2024, **latest revision December 18, 2024**, containing one sheet.
- **Proposed Drainage Area Map, BMP Area Map, and Inlet Area Map, prepared by Bowman Consulting Group, last revision, March 31, 2025, three sheets total.**
- Freshwater Wetlands Letter of Interpretation: Line Verification issued by the New Jersey Department of Environmental Protection on April 13, 2022.
- Utility Will Serve letters issued by:
 - Comcast, dated November 18, 2019
 - PSE&G Electric, dated November 5, 2019, and December 11, 2019
 - Elizabethtown Gas, dated December 4, 2019
 - Ewing Lawrence Sewerage Authority, dated November 1, 2019
 - Trenton Water Works, dated November 25, 2019

The submitted materials were reviewed for conformance with the Township's requirements for completeness, as outlined in the established Preliminary Major Subdivision, Final Major Subdivision, Preliminary Site Plan and Final Site Plan Checklists, and deemed complete on September 19, 2024.

The following represents a technical review of application related to engineering matters and is submitted for the benefit of the Planning Board in the review of the application. **Updates to the previously issued report are highlighted for ease of reference. Items that have been satisfactorily addressed have been stricken. Items with no highlighting remain from our prior report.**

The issuance of this report follows two public hearings conducted by the Planning Board, held on February 25, 2025, and March 27, 2025, where the applicant had presented some of their professional witnesses and began presenting their case. Representations by the applicant through testimony taken to date are noted in the following report.

GENERAL

The subject application seeks preliminary and final major subdivision and site plan approval for the construction of an age-restricted (55+) inclusionary development, containing a total of 600 residential units, comprised of 480 market-rate age-restricted units and 120 affordable age-restricted units. The proposed development contains a variety of housing types consisting of:

- Three-bedroom single-family dwellings, 272 units, market-rate / age-restricted

Re: **Engineering Review 3**

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- Three-bedroom attached single-family dwellings (duplex), 118 units, market-rate / age-restricted
- Two-bedroom stacked flats, 90 units, market-rate / age-restricted
- One-bedroom stacked flats, ~~120~~ 72 units, affordable / age-restricted
- **Two-bedroom stacked flats, 48 units, affordable / age-restricted**

Per the architectural plans submitted to date, the single-family detached dwellings are proposed as two-story dwellings, with no basements. The attached (two-family or duplex) dwellings are proposed as two-story dwellings with no basements. **In discussion with the applicant's professionals through technical review meetings since the initial plan submission, the applicant has indicated that some of the units will be offered with basements. The applicant shall provide testimony to clarify locations and models of homes that will offer basements and submit revised architectural plans as a condition of any approval granted by this Board.**

The market-rate flats are proposed as three-story structures, with ten units per structure and garage parking on a portion of the first floor. The affordable flats are proposed as two-story dwellings with ten units per structure with no basements.

Additional improvements on the property include the construction of stormwater management facilities, sidewalks, site lighting, a clubhouse, outdoor pool, dog park, bocce ball courts, pickleball courts and tennis courts. Parking lots are provided for the affordable units, apartments, and the clubhouse / amenities area.

The bulk of the development will be accessed by way of a single, dualized entrance road extending from Nursery Road (County Route 647) near the northeast corner of the property. A second access to Nursery Road is proposed as an undivided two-way access road located near the southwest corner of the overall tract. **Based on testimony provided to date to the Board, the secondary access has been modified to be constructed as an emergency access road only.** Nursery Road (County Route 647) will be modified, near its intersection with Scotch Road, (County Route 611), to contain a roundabout to accommodate the entrance road for the new development at its intersection with Nursery Road. A small portion of the development will be constructed near the southeast corner of the overall tract that consists of a single roadway with a cul-de-sac extending from Nursery Road containing a total of nineteen single-family dwellings. This small roadway extension is separated from the balance of the overall tract by environmentally sensitive areas, and no connection will exist between this roadway and the balance of the project.

The internal layout of portions of the road network has been revised since the original plan submission. The roadway layout near the northwest corner of the site has been modified to address prior comments. The overall scope and layout of the roadway network and home layout remains largely unchanged from the original submission.

Re: **Engineering Review 3**
Venue at Hopewell
Preliminary & Final Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

As a condition of any approval granted by the Board, the applicant shall be required to revise the plans to identify the secondary site access on Nursery Road as an emergency access only, and detail the scope of the physical construction and access controls for this emergency entrance.

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

A. Overall Comments / Deferred Completeness Items

The following section relates to general comments on the overall application, items related to general submission requirements contained within the Township's Land Use and Development Ordinance (LUDO), and items deferred to the technical review during the administrative review of the application for a completeness determination.

1. Provide testimony on the intended phasing of construction on the property and provide a general sequencing of the how the project will be built out, including an anticipated duration for the completion of the overall project.
2. Provide an overall build-out schedule of the proposed dwellings, including any established procedures/policies, to demonstrate that the construction of affordable units keep pace with the build-out of the market rate units as required by Third Round affordable housing settlement agreement, and final judgement of compliance and repose issued by the Mercer County Superior Court.
3. The plan includes improvements to Nursey Road, which is under Mercer County jurisdiction (County Route 647).
 - a. The Nursery Road improvement plans will require approval from the Mercer County Planning Board for all planned work within the County right of way. **This requirement has been acknowledged.**
 - b. Testimony should be provided summarizing any preliminary discussions held with the County regarding the general/conceptual acceptance of the planned scope of the changes to the County roadway. **The applicant has provided testimony on the ongoing discussions taking place with the County Engineer's Office regarding the planned improvements. The applicant has agreed to continue discussions with the County Engineer regarding potential additional improvements at the Scotch Road / Nursery Road intersection.**
 - c. Should the project be approved by both the Township and Mercer County Planning Boards, the applicant will be required to redefine the jurisdictional limits of the County and township roadway segments based on the new geometry of the

Re: **Engineering Review 3**

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

roadway. A plan showing the jurisdictional boundaries shall be a condition of any approval granted by the Planning Board. **The applicant has agreed in testimony to provide this information as a condition of Board approval.**

- d. All portions of the improved Nursery Road shall be contained within a right of way that will be dedicated to Mercer County. This provision shall be a condition of any approval granted by the Planning Board. **The applicant is agreeable to this item as a condition of Board approval.**
- e. Any modifications to the County-jurisdiction traffic signal at the intersection of Scotch Road (CR 611) and Nursery Road (CR 647), will require approval from Mercer County. This provision shall be a condition of any approval granted by the Planning Board. **The applicant is agreeable to this item as a condition of Board approval and acknowledges that all improvements required by Mercer County will be constructed by the applicant as a part of this project, and as prescribed in any approvals granted by Mercer County.**
4. [§17-69.2] The items noted as follows shall be contained on the subdivision plat. Any information not provided shall require relief from the Board.
 - a. Item d: Tax Map sheet reference for the affected parcels.
 - b. Item e: ~~Roads and streams~~ shall be shown on the Key Map within 2,000 feet of the subject property.
 - c. Item j: Any prior waste disposal systems on the property or indicate absence of any as applicable.
5. [§17-69.3.m] The applicant shall provide the text of any proposed deed restrictions, including the deed restrictions related to the lower income units within the development. This provision shall be a condition of any approval granted by the Planning Board. **The applicant has acknowledged this requirement.**
6. [§17-88] The applicant shall be required to submit all HOA documents and easements for review by the township's professionals. The HOA documents shall be recorded with the Mercer County Clerk's Office, following approval by the Township. This provision shall be a condition of any approval granted by the Planning Board. **The applicant has acknowledged this requirement.**
7. The subject project is not located within an approved Sanitary Sewer Service Area, and the applicant is before the Mercer County Superior Court seeking approval for inclusion of the project within an amended Wastewater Management Plan. The applicant should provide an update on the status of the pending litigation to the Board, to the extent of the information that can be disclosed. Further, the Board should acknowledge that the applicant has chosen to proceed at risk with the understanding that, as a condition of any approval

Re: **Engineering Review 3**

Venue at Hopewell
Preliminary & Final Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

granted by this Board, they will be required to apply for an amendment to the Wastewater Management Plan and assume any risks with revisions to the design of the sanitary sewer system as depicted on the plans submitted for approval.

8. The terms of all deed restrictions, restrictions in all contracts of sale, and any other restrictions imposed as a part of any subdivision approval granted by the Board, shall be submitted to the Planning Board Engineer and Attorney for review. This provision shall be a condition of any approval granted by the Planning Board. **The applicant has acknowledged this requirement.**
9. The applicant shall be required, as a condition of any approval granted by this Board, to provide an estimate of all on-site improvements intended to be dedicated to the public or planned to be monitored by a Homeowners' Association.
10. The applicant shall be required, as a condition of any approval granted by this Board, to provide an estimate of all off-site / off-tract improvements required for the project to the Board Engineer for review.
11. Metes and Bounds descriptions shall be required for all right of way dedications; sight triangle easements; stormwater, conservation, open space, and utility easements; and shall be subject to review by the Board's professionals and township attorney. This provision shall be a condition of any approval granted by the Planning Board.
12. The applicant shall be required, as a condition of any approval granted by this Board, to enter into a Developer's Agreement with the Township for the project.

B. Zoning

1. The property is located within the Inclusionary Multi-Family and Commercial District, IMF-C, and is required to comply with §17-174 of the Hopewell Township Land Use and Development Ordinance (LUDO). A summary of the applicable sections of the zoning district is noted in the attached tables, included in Attachment A.
2. The applicant is not seeking variance relief from any of the bulk requirements of §17-174 of the LUDO. ~~Upon review of the plans submitted, the following item is noted as not in compliance with the bulk standards of §17-174, and will require variance relief from the Board:~~
 - a. ~~The setback from Nursery Road to single family dwellings is shown (Sheet 7D) as 69 feet where 75 feet minimum is required. The Zoning Compliance Table should be revised accordingly, and testimony shall be provided to support the granting of the variance by the Board. The layout of the homes and properties in the referenced location has been modified to provide the minimum required~~

Re: **Engineering Review 3**
Venue at Hopewell
Preliminary & Final Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

setback from the proposed Nursery Road right of way. The applicant no longer requires variance relief for bulk standards within the Zone.

3. I defer to the Board's Planner for additional comments pertaining to the planning aspects of the subject application.

C. Design Standards

The information in this section is noted with respect to compliance with Article VI, Design Standards, of the LUDO based on the proposed improvements depicted on the current versions of the application materials, as noted herein, and submitted to date. The applicant shall be required to provide supplemental information as requested herein, or by the Board, to permit further confirmation on compliance with the noted requirements. For any items listed below that cannot be fully complied with, or addressed as a condition of approval, relief must be granted by the Board. The applicant is required to provide testimony to support any requests for relief of the listed Ordinance subsections.

1. [§17-76.f] Provide testimony and documentation to demonstrate the adequacy of the trash enclosures for the size and number of dwelling units proposed for this project.
2. [§17-78] A design waiver is required for the maximum number of homes contained within a single block.
3. [§17-82.12] Provide deed notices for all the stormwater management measures proposed within the development.
4. [§17-89] Landscaping: Refer to the technical plan comments contained within this report for items related to the landscaping requirements and areas that may require relief from the requirements of the LUDO.
5. [§17-90] Lighting: Refer to the technical plan comments contained within this report for items related to the lighting requirements and areas that may require relief from the requirements of the LUDO.
6. [§17-105] Sight Triangles: All required sight triangles shall be labeled on the Layout and Dimension Plans, Grading Plans and Subdivision Plat. **Sight triangles per AASHTO Standards and §17-105 shall be shown on plans, to confirm that no easements are required.**
7. [§17-106] The plans do not indicate if any temporary sales signs will be installed for this project, which would be expected given the scope of the project. Details on the number, size, location and duration of the temporary sign installation should be included on the plans. Any deviation from the standards of this section related to temporary and/or permanent signage shall require relief from the Board. **The revised plan set contains an**

Re: Engineering Review 3

Venue at Hopewell
Preliminary & Final Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

additional sheet, Sheet 22.1, that illustrates the area within the site that will contain the model homes, sales trailer and temporary parking area for visitors. The plan includes signs related to the temporary sales area, comprised of the following:

- a. **Two directional signs, 2 square feet / sign**
- b. **Four house model signs, 10 square feet / sign**
- c. **One Sales Office Sign, 24 Square feet**
- d. **Four regulatory (Stop signs and ADA parking Signs) signs**
- e. **One double-sided “Coming Soon” sign, 20 square feet / each side**

The need for the sales area, model homes and associated signage is typical for a project of this scope and anticipated development schedule. The overall Sales Area Signage Plan requires relief from §17-106 for the number, size and duration of the various signage.

We recommend that the Board base any approval on the plan as presented and/or as amended by any testimony of the applicant or recommendations of the Board. The applicant should also provide detail on the appearance of the “Coming Soon” signs and indicate an anticipated duration for the proposed signage.

8. [§17-108] Streets:

- a. ~~All proposed right of way widths shall be labeled on the plans to confirm compliance with Item 3.1, and RSIS requirements. The widths of the proposed rights of way shall be added to the Layout & Dimensioning Plans for all streets that will be dedicated to Hopewell Township.~~
- b. The applicant shall coordinate with the township professionals and the Emergency Services Coordinator for the naming of the new streets within the project.

9. [§17-115] Stream Corridors:

- a. The portions of the Woolsey Brook tributary and the Ewing Creek tributary that traverse the subject properties are subject to the Township’s Stream Corridor buffers. The tributaries shall be labeled on all the applicable plan sheets. Encroachments to the township stream corridors are shown to accommodate proposed stormwater management facilities. All encroachments to the Township’s stream corridor buffers require approval from the Township’s Environmental Commission, as stipulated in Chapter 12 of the Township Code, and should be included as a condition of any approval granted by this Board. **I recommend the applicant provide an overview highlighting the encroachments to the township-regulated stream corridors with the disturbance areas labeled. The plan should also summarize the disturbances to the NJDEP-regulated areas.**

Confirm that the area of Stream Corridor compensation is equal to or greater than the area of disturbance.

Re: Engineering Review 3

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- b. Other minor encroachments into the township stream corridor buffers are indicated on the plans to accommodate site grading and construction of residential dwellings. The additional encroachments are subject to the approval from the Township's Environmental Commission as a condition of any approval granted by this Board.
 - c. The Township Stream Corridor Buffer attributable to the portion of the Woolsey Brook tributary that traverses near the northerly boundary of the subject property should be shown on the plans. Any encroachments to the corridor buffer should also be labeled.
10. [§17-116] Steep Slopes: Existing areas of steep slopes shall be identified on the plans, and any disturbance shall conform to the requirements of this section. Provide calculations of any proposed disturbance to determine conformance with this section. If the site does not contain any steep slopes, as defined by this section, a note should be added to the plans indicating the absence of steep slopes.

The updated plans contain an additional sheet, Sheet 25, itemizing the steep slopes within the project limits. The proposed plans will require relief from the following requirements of this section:

- a. **Slopes >25%: No disturbance is permitted, where the plans indicate 29.8% disturbance (4,260 square feet).**
- b. **Slopes between 15% & 25%: 15% disturbance is permitted, where the plans indicate 29.2% disturbance (54,866 square feet).**

D. Plan Comments

1. General Notes

- a. The proposed dimensions listed in the zoning compliance table should indicate "minimum" where varying dimensions are shown on the Layout and Dimensioning Plans.
- b. ~~The parking requirements section of the table does not match the various building type / bedroom mix in the architectural plans submitted with the application. Updated architectural plans are required to reflect the modifications made in the updated site plans.~~
- c. Provide a parking calculation for the number of ADA parking spaces and demonstrate on the plans that the required spaces are distributed proportionally to the various multi-family dwellings.
 - 1. The plans illustrate thirteen ADA parking spaces, where the calculations indicate sixteen spaces are provided.

Re: **Engineering Review 3**

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- d. **Provide a calculation for the required number of EV Ready parking spaces and indicate the proposed locations of the spaces.**
 - e. **The proposed minimum setback to Nursery Road for the duplex units should be changed from N/A to 94' per the dimension shown on Sheet 7A.**
2. ALTA/NSPS Land Title Survey
 - a. ~~Any areas containing steep slopes should be clearly labeled on the plan. Separate sheet has been provided. Refer to discussion on required design waivers.~~
3. Demolition and Site Preparation Plan
 - a. ~~The Stream Corridor Buffer Reduction area (0.45 acres) situated at the upstream end of the Ewing Creek tributary (Sheet 4C) appears to be shown outside the limits of the 150' stream corridor buffer.~~
 1. **The portion of the Stream Corridor Buffer shown on Sheet 4D affected by the proposed roadway cul-de-sacs are not labeled.**
 2. **The Stream Corridor Buffer Compensation Area, 0.28 acres, on Sheet 4G appears to be mislabeled.**
 - b. The stream tributaries and Township Stream Corridor buffers should be clearly labeled on the plans.
4. Layout and Dimensioning Plan
 - a. All existing easements, such as the drainage and ditch easements located along Nursery Road are not depicted or labeled on the plans and should be shown. **Unique line types and individual labeling are recommended for clarity.**
 - b. ~~The Woolsey Brook and the Ewing Creek tributaries shall be labeled on the plans.~~
 - c. All residential lots with atypical setback dimensions shall be individually dimensioned on the plans. **(Example, Sheet 7G, 7H).**
 - d. Provide setback dimensions to all multifamily buildings and amenity buildings shown on the plans. **Include building to building dimensions to coordinate with the Zoning Schedule contained in the plan set.**
 - e. The plans should clarify how the drainage ditches on Nursery Road will be addressed as a part of the widening and realignment of the road.
 - f. The unlabeled line drawn parallel to the proposed right of way line on Nursery Road should be labeled and identified.
 - g. Any disturbance of steep slopes as a part of the construction should be identified on the plan and quantified.

Re: **Engineering Review 3**

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- h. The limits of all Flood Hazard Areas shall be clearly depicted on the plans. **Confirm that no proposed construction or other land modification is proposed within any identified Flood Hazard Areas.**
- i. Provide details for the atypical grading and curb end treatments of the bicycle ramps near the development entrance at Scotch Road, and at the southern approach to the roundabout. Channelizing striping should be provided to direct vehicular traffic away from the point where bicycles transition to the roadway pavement.
- j. The existing utility poles designated on the plan as “Maintain” are not completely shown on the plan. Illustrate the location of the existing poles intended to be maintained to ensure that necessary clearances to the proposed improvements are maintained. **Additional clarity is needed to show poles that are to remain versus poles that are to be relocated, including the proposed new pole locations.**
- k. ~~The reference to constructing a down ramp for bicycles, Sheet 7A, Sta. 65+00, Right, should be clarified.~~
- l. Provide dimensioning on Nursery Road to confirm compliance with required lane widths and shared bicycle lanes, where proposed.
- m. The sidewalk treatments on the reconstructed Nursery Road alignment, south of the roundabout, should be re-evaluated. No transition is provided for pedestrians on the east side of the road, where the sidewalk terminates, to move to the western side of the road onto the 7'-wide shared use path. **All proposed signage for the routing of pedestrian and bicycle traffic, as required by the MUTCD for the proposed geometrics, should be shown on the plan.**
- n. If a shared-use path is proposed on only one side of the roadway, a minimum ten-foot width is required for two-directional flow.
- o. Show all proposed regulatory signage and traffic striping proposed throughout the site. **Stop bars and crosswalk striping has been added. Striping along Nursery Road and shared use pavement markings shall be shown on the plans.**
- p. The 4'-wide sidewalks proposed throughout the development do not provide passing spaces as required by Section 405.5.3 of the 2010 ADA Standards, Title II & III.
- q. The plans should address the abrupt termination of the shared-use path on both sides of Road B, shown on Sheet 7C, which connect to conventional sidewalk.
- r. ~~Right of Way lines should be labeled and dimensioned for all roadways, and those intended to be dedicated to the Township as public streets should be clearly identified.~~

Re: **Engineering Review 3**

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- s. Traffic circulation for service vehicles should be discussed and illustrated. Truck turning movements should be provided to demonstrate the adequacy of the site layout for **service vehicles** in critical areas of the site, including, but not limited to, the site entrances, the trash enclosures in the center of the parking areas adjacent to the townhomes, access to the sanitary sewer pump station, and turnarounds at the ends of the cul-de-sac streets.
 - t. Traffic circulation plans were provided for the Hopewell Township Fire Truck. I defer to the Township's Fire Official for review of the adequacy of the site for emergency vehicle circulation.
 - u. The vehicle circulation exhibits should illustrate the location of the proposed site lighting to confirm that the light poles are not in conflict with the turning vehicles.
 - v. Given the extent of reconstruction and modification of Nursery Road, we recommend that the applicant resurface the two segments of the existing roadway, from station 26+00± to 29+00±, and from station 37+00± to 45+50±, that appear as gaps within the overall limits of the project and are not designated for any improvements. **Testimony was provided, indicating these roadway segments would not be paved.**
 - w. ~~The shaded area on Sheet 7D labeled Stream Corridor Buffer Reduction, located at the upper end of the stream and stream corridor, appears to be outside the limits of the drawn stream corridor.~~ The limits of the Township Stream Corridor Buffer should be plotted as defined in §17-181 for Stream Corridors and Stream Corridor Averaging.
 - x. The limits and extent of the different types of curbing should be clearly indicated on the plans. The limits of County Standard curb should be clearly delineated.
5. Grading, Drainage and Utilities
- a. Provide additional grading detail at the bicycle ramps.
 - b. The grading notes for the ADA ramps, at the roundabout, should be revised to be more legible.
 - c. Many existing features that are labeled on the plans are not shown. Additional detail on the base mapping should be provided and clarified. **Additional details on the existing utility information in the vicinity of Nursery Road are needed.**
 - d. The proposed roadside grading near the north side of the roundabout, and the tie-in points to the existing grading should be clarified.
 - e. A stream corridor encroachment on Road B (Station 24+50 to 26+00, Right) is shown for the duplex building and rear yard grading but is not labeled or quantified.

Re: **Engineering Review 3**

Venue at Hopewell
Preliminary & Final Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

The encroachment previously noted is confirmed as a wetlands transition area encroachment at the location noted as well as at Station 21+50, Right with an additional duplex building. The limits of the wetlands transition areas should be more clearly labeled.

- f. Grades and heights should be labeled for the proposed retaining walls. **Published spot grades for the walls are recommended. All walls greater than 48 inches in height shall require an individual design by a NJ licensed professional engineer prior to the issuance of any building permits.**
- g. ~~The proposed grading at SWM Basins 53 & 54 appears to conflict with the retaining walls surrounding the basins.~~
- h. Confirm that the cross slopes of the proposed sidewalks traversing driveways are maintained at 2%, where the proposed driveway grades are shown steeper. **Provide a detailed cross section of the sidewalk through a typical driveway and apron.**
- i. ~~Provide additional detail of the grade transitions, from proposed to existing, on the roadway segments crossing the gas line easement.~~
- j. Grading and dimensioning for emergency spillways at the stormwater basins should be provided.
- k. Grading at several of the basins appears to provide limited accessibility for required maintenance. Provide additional detail on how the basins and the critical structures within them will be maintained.
 - 1. **Grading in and around the basins has been revised to provide access paths between the various basins, and to provide access ramps within the basins to access the basin interiors. Refer to the section on the review of the revised stormwater calculations to confirm that the regraded basins remain compliant with the applicable Stormwater Control Ordinance requirements.**
 - 2. **Access paths between the access ramps/paths at the basins and the closest public roads are not shown for all of the basins. A typical service driveway access is recommended for each basin access point. Controls should be provided and detailed on the plans to prevent unauthorized access to the service paths by the public, such as gates and/or landscaping. Details should be provided on the plans.**
- l. Grading transitions at SWM Basin #7 should be clarified.
- m. Fall protection along retaining walls, if required by applicable building codes, should be indicated on the plans.

Re: **Engineering Review 3**

Venue at Hopewell
Preliminary & Final Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- n. The plans should indicate the exact locations for fencing around the basins versus guide rail, to match the detail contained within the plan set.
- o. Additional grading detail is needed along the proposed retaining wall separating the dwellings on Roads E & F, Sheet 8G. **Spot elevations should be provided.**
- p. The limits of tree clearing, and wetlands disturbance should be more clearly illustrated on the plans. Areas on the site, near SWM Basin #7, Sheet 9D, for example, label wetlands disturbance with no limits defined.
- q. Township Stream Corridor buffers and Riparian Zones should be clearly labeled on the plan sheets.
- r. ~~The orientation of the headwall within DWM Basin #58 should be evaluated to increase clearance to the retaining wall.~~
- s. Basin access areas should be clearly indicated on the plans. **Access within the basins has been provided. Clarify access paths per comment 5.k.**
- t. Emergency spillways for the proposed basins should be designed in accordance with §17-82 and be clearly labeled on the plans.
- u. Retaining walls located along the side of public roadways, within clear zones shall contain appropriate vehicle guide rails conforming to AASHTO Roadside Design requirements.
- v. All retaining walls exceeding four feet in height shall require a foundation design certified by a NJ Licensed Professional Engineer. This item can be a condition of approval by the Board prior to the issuance of construction permits.
- w. The side slope on a portion of SWM Basin #3 is situated close to the curb line of Road 'C', near Station 35+50, Right. Regrading should be considered in this location.
- x. The Grading Plans should address access to the stormwater outfalls and outlet control structures within the stormwater management basins for required maintenance activities.
- y. ~~Stormwater Management Basins 20 through 22 and 24 through 26 do not appear to have adequate access routes for maintenance access.~~
- z. The plans propose many yard inlets within the rear yards of the homes throughout the development. Storm sewer easements should be considered where the drains are proposed.

Re: **Engineering Review 3**

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- aa. Details should be provided for the inlets proposed within the rear yards of the properties, and the applicant should address the adequacy of the proposed inlets to accept the runoff from the contributing drainage areas to these structures.
 - bb. ~~The plans should depict the existing features downstream of the emergency spillway for SWM Basin #30 outside of the tract boundary.~~
 - cc. Storm sewer easements for proposed drainage pipes should be shown on the plans.
 - dd. ~~Storm manholes should not be located within sidewalks. This conflict occurs at:~~
 - 1. ~~MH 659, at the end of Road G~~
 - 2. ~~MH A275, Road B, 24+50, Left~~
 - 3. ~~MH 648, Road 11, 0+60, Right~~
 - 4. ~~MH A275 (364), Road C, 11+40, Right~~
 - ee. All proposed stormwater piping located outside of public rights of way shall be contained within defined easements. The HOA will be required to maintain responsibility for the maintenance of the stormwater piping located outside of the public right of way.
 - ff. ~~Discrepancies are noted between the Grading Plans and Drainage Plans regarding the locations and limits of retaining walls, particularly near the westerly tract boundaries.~~
 - gg. ~~Limits of scour / conduit outlet protection at headwalls should be shown on the plans.~~
 - hh. The total limits of disturbance within the Wetlands and Wetland Transition areas need to be quantified. All disturbance within these regulated areas shall be subject to permitting by the NJDEP.
6. Roadway Profiles
- a. ~~Overlapping notes and text should be corrected for clarity. See Sheet 12C.~~
 - b. ~~Some grading call out notes are shown incomplete and missing site specific information. See Sheet 12B, 12F, and 13A.~~
 - c. Proposed storm inlets are not located at low points in the roadway profile at the following locations:
 - 1. ~~Road 2; Station 27+20±~~
 - 2. Road A; Station 15+70±, **Stationing for Road Profile A is also missing.**
 - 3. Road C; Station 25+25±
 - d. ~~Curve information is not provided for the Road 6 profile.~~

Re: **Engineering Review 3**

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- e. Concrete encasements should be shown on the profiles where minimum clearances between the storm and sanitary lines are not achieved.
- f. Class V RCP should be specified for segments of the storm pipe, minimally on Roads A, B, C, E, and 3, where minimum cover requirements are not met.
- g. The proposed sanitary sewer mains are shown considerably deep along several roads. Manhole depths in some locations are shown at 25 to 30 feet, and 50 feet deep, which will require specialized manholes and access points. Serviceability of the sanitary sewer structures at such extreme depths will place considerable constraint on the township for the future maintenance of these facilities. The applicant should look to reduce the depth of the sanitary sewers for both constructability and maintenance. **The utility plan has been revised to include supplementary pump stations at two additional locations within the development tract, which transmit flow through force mains into the collection system feeding the primary pump station at the southern portion of the project. We request that the applicant continue to work with the township's professionals to look for opportunities to further reduce the installation depth of the sanitary sewer mains.**

7. Landscaping Plans

- a. The quantities of trees summarized on Sheet 5 should be coordinated with the information contained on Sheet 14 and should be consistent. **A discrepancy remains on the total shrub count.**
- b. ~~Provide a calculation of the total area of disturbance with the planting requirements of §17-89-C-2 to determine the total number of trees, and shrubs required for the project. At least 10 shrubs and one shade or ornamental tree of 2 1/2 inches caliper or greater shall be provided for each 1,000 square feet of developed area. The calculation provided shows the total disturbance as 6,368,261 square feet, (146.2 Acres). The landscaping required by this section of the design standards is summarized as:~~

	Required §17-89.c.2	Provided
1 Shade or Ornamental Tree / 1,000 SF of disturbance	6,368 trees	5,498 trees (Waiver Req'd.)
10 shrubs / 1,000 SF of disturbance	63,683 shrubs	12,176 shrubs (Waiver Req'd.)

- c. ~~On Sheet 14, the Ordinance requirement stated for §17-89.c.3 is not applied correctly. All species of trees should comply with the Native Species Lists~~

Re: **Engineering Review 3**

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

~~contained in the ordinance to the maximum extent practicable, and no one species shall comprise more than 20% of the total plantings. Revise the calculation to indicate compliance. The calculation provided shows the percentage of native to total plantings. The updated plans reflect the correct requirements.~~

1. **For deciduous trees, a total of 18 different species are proposed, with no single species accounting for more than 11±% of the total number of trees planted.**
2. **For evergreen trees, a total of 6 different species are proposed. Two species exceed the maximum 20% contributory volume requirement, *Ilex Opaca* /American Holly (32.5%), and *Juniperus Virginiana* / Eastern Red Cedar (35%). We recommend adding additional species to achieve greater variety.**
- d. The following species identified in the Planting Schedule on Sheet 14A are not listed in the Native Species Tables within §17-89.c.3, and the applicant should consider replacing the plantings with species from the approved list:
 1. *Platanus Occidentalis*, American Sycamore
 2. *Picea Abies*, Norway Spruce
 3. *Thuja Standishi* X *Plicata* 'Green Giant', Green Giant Arborvitae
 4. *Morella Pensylvanica*, Northern Bayberry
- e. The shade tree plantings on several of the roads contain long sections of common plantings. We recommend alternating tree species more frequently along the lengths of the roads.
- f. The proposed shade trees should be placed outside of the proposed public right of way, as indicated on the Landscape Requirements Table, Sheet 14. **The street trees are proposed to be planted less than five feet from the right of way due to limitations on the depth of the individual front yards and the need for utility service easements in the front yards. Should the Board grant this waiver, we recommend that it be conditioned on stipulating in the HOA documents that the street trees shall be maintained by the HOA.**
- g. The proposed lighting should be shown on the landscaping plans to confirm no conflicts with the proposed planting plans. **Several light poles are shown in conflict with the proposed street tree plantings. The planting plans should be adjusted as required, and notes provided on the plans, specifying minimum horizontal separation from tree plantings and proposed light poles.**
- h. Per the requirements of §17-89.c.4(a)-(d), provide separate calculations for the individual parking lots within the project. For example, the parking lot near the amenities area (36,000± SF), requires 3,600 SF of landscaped area. Dimension and

Re: **Engineering Review 3**

Venue at Hopewell
Preliminary & Final Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

label the perimeter areas to confirm compliance with each parking lot. **The plan has been revised to indicate that a waiver from this requirement is requested. However, additional information is needed, noted as follows:**

1. **Requirement: 10% of total parking area shall contain landscaping.**
Proposed: Percentage of parking lot area not specified.
 2. **Requirement: Primarily shade trees; 70' O.C.**
Proposed: Shade trees spaced < 70' O.C. – Complies
 3. **Requirement: Minimum 6' wide planted beds**
Proposed: Plantings not provided in center islands
- i. ~~Verify the width, minimum six feet is required, of the dividing island in the parking lot.~~
 - j. The light poles shown in the parking lot near the amenities area appear to be in conflict with the proposed plantings.
 - k. A depressed grading areas for the planting areas surrounding the parking lots per §17-89.c.4(d) is not provided, and the plans indicate that **a waiver is required**.
 - l. Indicate which landscape areas will be irrigated on the plans. Design of the irrigation systems shall be required as a condition of any approval granted by the Board.
 - m. Typical foundation planting details for the detached and attached (duplex) single family homes should be provided in the plans.
 - n. Provide dimensioning / spacing for the proposed street and shade trees.
 - o. ~~The calculation shown in the Landscape Requirements Table for §17-89.c.5 does not apply to this requirement.~~ Show typical landscape screening for ground-mounted utilities, such as air conditions, generators and transformers.
 - p. ~~The requirement for §17-89.I stated in the Landscape Requirements Table is not applicable to this requirement.~~
 - q. ~~Delete the reference to §17-89.e.2 & f as they are not applicable.~~
 - r. Show tree protection areas on the Landscaping Plans.
 - s. I defer to the Environmental Commission for additional input on the proposed planting schedules, and suggestions for native plant substitutions.
8. Nursery Road Improvement Plans
- a. The limits of the roadway improvements along Nursery Road do not match the limits of pavement resurfacing contained on the Layout and Dimensioning Plans.

Re: **Engineering Review 3**

Venue at Hopewell
Preliminary & Final Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- b. The proposed 7'-wide shared use path, between stations 14+50± and 24+00±, does not provide adequate width for a two directional shared use path in accordance with AASHTO Standards.
9. Soil Erosion and Sediment Control Plans
- a. ~~Label the proposed soil erosion measures, silt fence and super silt fence, on each of the plan sheets.~~
 - b. ~~The Limits of Disturbance should encompass all of the disturbed area, See Sheet 16B, which shows disturbance outside of the labeled limits.~~
 - c. ~~Provide additional silt fence along the environmentally sensitive areas and stream corridor buffers.~~
 - d. Provide construction fencing along the limits of disturbance adjacent to stream corridors and environmentally sensitive areas, with adequate dimensioning and recoverable field ties. The applicant, as a condition of any approval granted by the Board, shall be required to construct and maintain the construction fencing as a visual disturbance limit barrier throughout the duration of construction based on the locations of the fencing shown on the approved plans. As a further condition of approval, the installation of the construction fencing shall be verified for compliance with the plans approved by the Township Engineer prior to initiating any land disturbance or tree clearing.
 - e. The plans should address any proposed construction phasing of the project.
 - f. ~~Stockpile areas should be illustrated on the plans.~~
 - g. ~~Inlet protection should be provided on all drainage structures throughout the project limits.~~
 - h. The Soil Erosion and Sediment Control Plans will require certification from the Mercer County Soil Conservation District.
 - i. The stockpile location for topsoil shall be indicated on the plan. No topsoil shall be exported from the site per §17-107. **Maintaining all of the topsoil on the project site shall be a condition of any approval granted by the Board.**
10. Lighting Plans & Details
- a. The proposed site identification sign should be shown and dimensioned on the plans and should include the proposed sign lighting details. The site identification sign is shown on the revised lighting plan, along with symbols for the exterior lighting fixtures, but no detail is provided regarding the location or illumination of the sign.

Re: **Engineering Review 3**

Venue at Hopewell
Preliminary & Final Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- b. Provide lighting at the sanitary sewer pump station and include details on the lighting controls for this area.
- c. ~~Provide details of the proposed lighting fixtures that will be used at the site identification sign.~~
- d. ~~Show the lighting poles on the truck turning templates at the intersections and the proposed roundabout to ensure that the lighting poles are not in areas susceptible to motor vehicle strikes.~~
- e. Indicate if all of the lighting in the amenities area will operate on the same (dusk to dawn) schedule as the rest of the site, or if lighting levels will be reduced to security-level lighting only during non-operating hours.
- f. The applicant should discuss the need for lighting along the portions of Nursery Road that contain the bicycle/shared use path.

11. Construction Details

- a. Guide rail details for roadside clear zone protection should be shown and detailed on the retaining wall sections, where required.
- b. Provide details for the proposed yard inlets.

12. Pump Station Control Building Details

- a. All proposed exterior lighting, and the method of controls, should be shown on the plans.
- b. Details of the motion-actuated fixtures shown on the building exterior should be provided, including the type of fixture, levels of illumination, and timing for automatic shut-off.
- c. Provide the planned location of the electrical service for the pump station control buildings, including any transformers, as applicable.
- d. Indicate the planned location of the gas service for the emergency generator pad.
- e. **The revised plans indicate two locations within the site that will contain supplemental pump stations to transmit sanitary sewer flow from portions of the site that will flow into the collection system and primary pump station at the southern portion of the site. The two additional pump stations are only shown schematically on the revised plan. Fully engineered plans and details shall be submitted for review.**

Re: **Engineering Review 3**

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

13. Sales & Construction Trailer Plan

- a. ~~Illustrate temporary access roads or portions of the permanent roadways that will be constructed in order to enable access to the sales and construction trailer locations.~~
- b. Provide an estimated schedule of when the trailers will be installed on the site relative to the start of earthwork and other construction operations.
- c. Provide an estimated duration for the installation and use of the trailers.
- d. Indicate if any temporary lighting will be installed for the trailer areas and provide details on the type of lighting and intended operation. Temporary lighting for the construction and or sales trailer areas shall be approved by the Board with the understanding that it be removed along with the trailers.
- e. Revise the plans to include all proposed temporary signage that will be employed on the property while the sales trailer is in operation. **Information provided on revised plan submission. See Section C.7 of this report for comments on required design waivers.**
- f. Provide details on the size, location and text of any temporary signage proposed. **Additional detail is required for the layout of the “Coming Soon” sign panel. An illustrative example should be provided to the Board, and full details shall be a condition of any Board approval prior to issuance of building permits.**

14. Architectural Plans

- a. The typical lighting shown on the plans should cross-reference the Lighting Plans and Details contained in the Site Plan set and be consistent with the same.
- b. The plans depict five different models for the 272 single-family dwellings proposed, with two to three variations on the front elevation treatments within each of the models. The 118 duplex dwellings appear to be proposed with two elevation variations on a single model. Provide testimony and illustrations of generally how the various models will be distributed through the site to provide visual interest on the streetscape, and the variations will be balanced between the various dwelling types.
- c. The current architectural plans depicting the single-family dwellings are shown as three-bedroom (Apollo, Belmont, and Capri models), and four-bedroom models (Seville), with two-story elevations. Updated plans should be provided to address the discrepancy in the number of bedrooms for the single-family models, as compared to the updated site plans. **Updated plans are required.**

Re: **Engineering Review 3**

Venue at Hopewell
Preliminary & Final Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

- d. The plans provided for the Davenport model show what appears to be a two-story elevation matching the other single-family models, but only a first-floor plan is provided. Confirm the number of stories and bedrooms for this model. **Prior testimony identified this model as a single-story dwelling.**
- e. Revised architectural plans should be provided for the affordable stacked flats to be consistent with the bedroom count for each unit as depicted on the revised site plans.

15. Preliminary & Final Major Subdivision Plans

- a. Refer to separate memo from Van Cleef Engineering, included as Attachment B.

E. Stormwater Management Report

Refer to the enclosed technical memorandum issued by Van Cleef Engineering, included as Attachment C. **Updated report based on revised plans is attached.**

F. Stormwater Operations and Maintenance Manual

1. The applicant shall submit an Operations and Maintenance (O&M) Manual conforming to the requirements of the NJDEP Best Management Practices Manual, BMP, Chapter 8.
2. The O&M Manual, following approval, shall be recorded with the Mercer County Clerk's Office.
3. The Board shall condition any approval granted on a requirement that the designated party responsible for the maintenance of the stormwater management system provide copies of the annual maintenance reports to the Township Engineer on or before January 31 of each year or on a mutually agreeable annual date.

G. Community Impact Statement

1. The unit mixes and bedroom types described in the Summary of Findings and Project Description sections of the report are not consistent with the plans and application materials submitted.
2. The report does not address the current inclusionary projects under construction and the portions of those projects that are currently occupied or are anticipated to be occupied at the time of completion of this project.

H. Environmental Impact Statement

Re: **Engineering Review 3**

Venue at Hopewell

Preliminary & Final Site Plan

61 & 137 Nursery Road, Scotch Road, Nursery Road

Block 93, Lot 19, 20, 45.01, 46 & p/o 60

1. The report does not address the Township requirements regarding stream corridors, which are separate and distinct from the required restrictions related to streams under the NJDEP jurisdiction. The applicant should acknowledge, through supplemental statements or testimony, the proposed impacts on the Township Stream Corridors within the subject property.

I. Traffic Engineering Assessment

1. The methods of data collection, analysis, and scope of study contained within the report are consistent with industry-standard applications and are appropriate for the proposed development. I take no exception to the analysis and results contained within the report. **Summary testimony provided in hearings held to date on the subject application.**
2. The Build Conditions at the intersection of Scotch Road (County Route 611) and Nursery Road (County Route 647) are noted to deteriorate with the addition of the site-generated traffic but are mitigated with a timing adjustment to the signal operation at the intersection. The applicant shall be responsible for obtaining approval from Mercer County for the proposed signal timing and operational adjustments, including obtaining confirmation that the changes to the traffic signal timing will not have a detrimental effect on any traffic progression through the Scotch Road corridor. **The applicant acknowledged the requirements for County approval during previous testimony.**
3. The applicant shall be responsible for any physical modifications to the traffic signal equipment at the Scotch Road / Nursery Road intersection, and all modifications shall be subject to approval by Mercer County. **The applicant has agreed, through testimony during prior hearings, to discuss questions raised regarding the operations at the intersection with the County as a part of the ongoing County Planning Board review.**

J. Outside Agency Approvals

The applicant shall, as a conditional of any approval granted by the Planning Board, be responsible for obtaining the following approvals from various local, county, and state agencies:

1. Wastewater Management Plan amendment, for inclusion in the ELSA sanitary sewer service area, from ELSA and the NJDEP.
2. Treatment Works Approval issued by the NJDEP.
3. NJDEP Freshwater Wetlands and Flood Hazard Area Permit.
4. Delaware & Raritan Canal Commission endorsement.
5. Will serve letters from the utility companies providing services to the project, for electric, telephone, cable TV, and water utility services.

Re: Engineering Review 3

Venue at Hopewell
Preliminary & Final Site Plan
61 & 137 Nursery Road, Scotch Road, Nursery Road
Block 93, Lot 19, 20, 45.01, 46 & p/o 60

6. US Post Office, County Emergency Services, and Township Committee authorization of the proposed subdivision street names.
7. Approval of the tax block and lot numbers from the Township Tax Assessor.
8. Mercer County Planning Board approval.
9. Soil Erosion and Sediment Control Certification issued by the Mercer County Soil Conservation District.
10. Hopewell Township Stream Corridor Activity Permit.
11. Hopewell Township Tree Removal Permit.

I trust that the above information is helpful to the Board in their review of the subject application. Our office reserves the right to make additional comments on supplemental or revised materials submitted in response to the comments contained herein.

Engineering Review 3
Venue at Hopewell
Preliminary & Final Site Plan

ATTACHMENT A
ZONING TABLES

ZONING TABLE			
ZONE:		IMF-C INCLUSIONARY MULTIFAMILY AND COMMERCIAL DISTRICT	
PERMITTED USE:		SINGLE FAMILY DETACHED, SINGLE FAMILY SEMI ATTACHED (DUPLEXES), SINGLE FAMILY ATTACHED (TOWNHOMES) & MULTIFAMILY (STACKED TOWNHOUSES OR FLATS)	
EXISTING USE:		FARM (LOTS 19, 20 & 60) & VACANT (LOTS 45.01 & 46)	
PROPOSED USE:		SINGLE FAMILY DETACHED, SINGLE FAMILY SEMI ATTACHED (DUPLEXES), & MULTIFAMILY (STACKED TOWNHOUSES/FLATS)	
ZONING STANDARD	STANDARD	PROVIDED	CONFORMANCE
Max Units in Zone	625	600	CONFORMS
Min Affordable	20% (125 max for zone)	120 (20%)	CONFORMS
Max. Res Density (Gross, no Deductions)	5 Du/Ac	0.31 DU/AC	CONFORMS
Min. Tract Area (Gross, No Deductions)	100 Ac.	185.51 AC	CONFORMS
Min. Tract Frontage	750 Ft.	9,039.62 FT	CONFORMS
Min. Tract Depth	1,000 Ft.	2,280 FT	CONFORMS
Min. Perimeter Buffers*:			
Proposed Single Family Abutting Residential Lots	25 Ft.	25 FT	CONFORMS
Proposed Multi Family Abutting Residential Lots	50 Ft.	N/A	CONFORMS
Abutting Existing Roads	50 Ft.	50 FT	CONFORMS
Min. Open Space**	20%	25% (w/out SW Basins/Rec areas)	CONFORMS
Min. Boulevard ROW Width	80 Ft.	80 FT	CONFORMS
Min. Drive Aisle Width for Two Way Traffic	24 Ft.	24 FT	CONFORMS
Min Parking Area Setback From Bldgs***	20 Ft.	26 FT	CONFORMS
Min Parking Area Setback From Streets***	50 Ft.	50 FT	CONFORMS
Single Family Detached Units			
Min Setback to Scotch Road	200 Ft.	288 FT	CONFORMS
Min Setback to Nursery Road	75 Ft.	75 FT	CONFORMS
Min Lot Area (Gross, No Deductions)	5,500 S.F.	6,050 SF	CONFORMS
Min Lot Width (Interior Lot)	50 Ft.	55 FT	CONFORMS
Min. Lot Width (Corner Lot)	60 Ft.	65 FT	CONFORMS
Min. Lot Depth	110 Ft.	110 FT	CONFORMS
Min. Front Yard Setback from Back of Curb / Sidewalk	20 Ft.	24 FT	CONFORMS
Min. Side Yard Setback	5 Ft one side, 15 Ft combined	5 FT / 15 FT	CONFORMS
Min. Rear Yard Setback	20 Ft.	20 FT	CONFORMS
Min. Rear Yard Setback If Lot contains a tract Perim. Buffer)	10 Ft.	10 FT	CONFORMS
Max. Lot Coverage	60%	60% MAX	CONFORMS
Max. Bldg Height	35 Ft / 2.5 Stories	32'-7" / 2.5 Stories	CONFORMS

Engineering Review 3
Venue at Hopewell
Preliminary & Final Site Plan

ATTACHMENT A
ZONING TABLES

Single Family Semiattached (Duplex) Units			
Min Setback to Scotch Road	200 Ft.	213 FT	CONFORMS
Min Setback to Nursery Road	75 Ft.	N/A	CONFORMS
Min Lot Area (Gross, No Deductions)	4,675 S.F.	4,675 SF	CONFORMS
Min Lot Width (Interior Lot)	42.5 Ft	42.5 FT	CONFORMS
Min. Lot Width (Corner Lot)	52.5 Ft.	52.5 FT	CONFORMS
Min. Lot Depth	110 Ft.	110 FT	CONFORMS
Min. Front Yard Setback from Back of Curb / Sidewalk	20 Ft.	24 FT	CONFORMS
Min. Side Yard Setback	10 Ft (Zero if Connected)	10 FT / 0 FT INTERIOR	CONFORMS
Min. Rear Yard Setback	20 Ft.	20 FT	CONFORMS
Min. Rear Yard Setback If Lot contains a tract Perim. Buffer)	10 Ft.	10 FT	CONFORMS
Max. Lot Coverage	60%	60% MAX.	CONFORMS
Max. Bldg Height	35 Ft / 2.5 Stories	26'-2 1/4" / 2 Stories	CONFORMS
Multifamily Bldgs (Stacked Townhouses or Stacked flats)			
Min Setback to Scotch Road	200 Ft.	N/A	CONFORMS
Min Setback to Nursery Road	200 Ft.	N/A	CONFORMS
Min Width for Individual Unit	16 Ft	20 FT	CONFORMS
Min. Depth of Individual Unit	60 Ft.	74 ft	CONFORMS
Min. Min Setback from Back of Curb or Back of Sidewalk	20 Ft.	20 FT.	CONFORMS
Min. Dist to Other Bldgs			
Front to Front	50 Ft.	170 FT	CONFORMS
Front to Side	40 Ft.	106 FT	CONFORMS
Side to Side	20 Ft.	22 FT	CONFORMS
Rear to Rear	50 Ft.	50 FT	CONFORMS
Rear to Side	30 Ft.	52 FT	CONFORMS
Max. Units per Market Rate Bldg (Stacked Townhouses)	18	N/A	CONFORMS
Max. Units per Market Rate Bldg (Stacked Flats)	24	10 UNITS	CONFORMS
Max. Units per Affordable Bldg (Stacked Townhouses)	27	N/A	CONFORMS
Max. Units per Affordable Bldg (Stacked Flats)	45	10 UNITS	CONFORMS
Max. Lot Coverage	60%	60% MAX	CONFORMS
Max. Bldg Height	45 Ft / 3 Stories	44'-1" / 3 Stories	CONFORMS

Engineering Review 3
Venue at Hopewell
Preliminary & Final Site Plan

ATTACHMENT A
ZONING TABLES

Parking Requirements (RSIS)			
Single Family - 3 bedrooms (272 units)	2.0 spaces / unit = 544 spaces	3.0 spaces / unit = 816 spaces	CONFORMS
Duplex - 3 bedrooms (118 units)	2.0 spaces / unit = 248 spaces	2.0 spaces / unit = 236 spaces	CONFORMS
10-Plex - 2 bedrooms (90 units)	2.0 spaces / unit = 180 spaces	2.0 spaces / unit + 20 parallel = 200 spaces	CONFORMS
Affordable Housing - 1 bedroom (72 units)	1.8 spaces / unit = 130 spaces	232 spaces	CONFORMS
Affordable Housing- 2 bedrooms (48 units)	2.0 spaces / unit = 96 spaces		
Clubhouse	N/A	99 spaces	CONFORMS
Total Parking Required	1,198 spaces	1,583 spaces	CONFORMS
ADA Parking Requirements (RSIS)			
10-Plex ADA Parking Spots	1	3 spaces	CONFORMS
Affordable ADA Parking Spots	7	8 spaces	CONFORMS
Clubhouse ADA Parking Spots	4	5 spaces	CONFORMS
Total ADA Spaces Required	12 ADA spaces (Per N.J.A.C. 5:23-7.9)	16 ADA spaces	CONFORMS
<p>* Perimeter buffers may be established within the boundaries of individual lots or may be established as a separate lot within the tract. All required building setbacks on lots containing perimeter buffers shall be measured in addition to the required buffer. All required perimeter buffers shall be contained within a conservation easement</p> <p>** Open space may include wetlands, wetland buffers, riparian zone, stormwater management basins, and outdoor recreation space. Perimeter buffers shall not be counted towards minimum open space requirements</p> <p>*** Not including driveways serving individual units.</p>			

Engineering Review 2
Venue at Hopewell
Preliminary & Final Site Plan

ATTACHMENT B
SUBDIVISION PLAT REVIEW

Review report of Subdivision Plan and related items prepared by Van Cleef Engineers, dated October 10, 2024, follows.

Engineering Review 2
Venue at Hopewell
Preliminary & Final Site Plan

ATTACHMENT C
STORMWATER DESIGN REVIEW

Review report of the Stormwater Management Plan and Calculations and related items prepared by Van Cleef Engineers, dated January 7, 2025, revised through April 15, 2025, follows.

Memorandum

TO: Hopewell Township Zoning Board of Adjustment

CC: Applicant

FROM: James Bash, PE
For Herbert Seeberger, PE, CME, CPWM
Interim Township Engineer

DATE: October 2, 2024

RE: **Stormwater Management Review # 1 – Venue at Hopewell**
Preliminary/Final Subdivision & Site Plan; SI Zone
Nursery Road; Block 93, Lots 19, 20, 45.01, 46, & 60
VCEA File No. 78072401

I. Application Submission Items

The following documents were received by the Township for review with this application on February 2, 2023:

- A. Planning Board Application Form with checklists, required fees, escrow and authorization forms.
- B. Plan entitled “Preliminary and Final Major Subdivision & Preliminary and Final Site Plan For, Venue at Hopewell, Block 93, Lots 19, 20, 45.01, 46 & 60, Township of Hopewell, Mercer County, New Jersey”, Prepared by Bowman Consulting Group Ltd, dated 06/25/24 and revised through 09/10/24.
- C. Plan entitled “Preliminary and Final Major Subdivision, Block 93, Lots 19, 20, 45.01, 46 & 60, Township of Hopewell, Mercer County, New Jersey”, Prepared by Bowman Consulting Group Ltd, dated 10/15/19 and revised through 05/17/24.
- D. Plan entitled “ALTA/NSPS Land Title Survey, Block 93, Lots 19, 20, 45.01, 46 & 60, Township of Hopewell, Mercer County, New Jersey”, Prepared by Bowman Consulting Group Ltd, dated 10/15/19 and revised through 09/29/21.

OFFICE LOCATIONS

www.vancleefengineering.com

Hillsborough, NJ
908-359-8291

Hamilton, NJ
609-689-1100

Mt. Arlington, NJ
862-284-1100

Toms River, NJ
732-573-0490

Phillipsburg, NJ
908-454-3080

Freehold, NJ
732-303-8700

Doylestown, PA
215-345-1876

Bethlehem, PA
610-332-1772

Pottstown, PA
610-323-4040

- E. Report entitled “Stormwater Management Report, Venue at Hopewell, Block 93, Lots 19, 20, 45.01, 46 & 60, Township of Hopewell, Mercer County, New Jersey”, Prepared by Bowman Consulting Group Ltd, dated 06/25/24.
- F. Report entitled “Environmental Impact Statement, Ordinance of the Township of Hopewell, Venue at Hopewell (aka the Deer Valley Property), Block 93, Lots 19, 20, 45.01, 46 & 60, Hopewell Township, Mercer County, New Jersey”, Prepared by Envirotactics, dated 06/2024.
- G. Report entitled “Community Impact Statement, Venue at Hopewell, Proposed Age Restricted Residential Development in, Hopewell Township, Mercer County, New Jersey”, Prepared by Richard B. Reading Associates, dated 04/15/24.
- H. Report entitled “Traffic Impact Study For, Venue at Hopewell (aka Deer Valley), Hopewell Township, Mercer County, New Jersey”, Prepared by Langan Engineering & Environmental Services, Inc, dated 05/06/2024.

II. Description

The property in question is a 185.51-acre parcel located in IMF-C Inclusionary Multifamily and Commercial Zoning District. The property contains approximately 9,040 feet of frontage on Nursery Road (County Route 647). The property is mostly farmland and wooded areas. There are wetlands, stream corridor buffers, and flood hazard areas located on the property. The proposed construction will require NJDEP permitting. The property is located in the Delaware and Raritan Canal Commissions Zone B. Surrounding properties contain single-family residential structures, farmland and wooded areas.

The application proposes a 600-unit residential inclusionary development consisting of 272 detached single family dwellings, 118 residential duplex units, 90 condo units, 120 affordable housing units in twelve buildings, an amenity area consisting of a clubhouse with pool, dog run, tot lot, tennis courts, bocce ball courts, and multiple stormwater facilities.

The project will add more than $\frac{1}{4}$ acre of impervious coverage and will disturb more than 1 acre of land, therefore this will be considered a major development for stormwater management purposes. The project proposes to meet stormwater quality, quantity and groundwater recharge with the use of 58 bioretention basins.

III. Stormwater Management Comments

1. For the purposes of the stormwater management design the maximum lot coverage per zoning code should be used when performing impervious surface calculations to account for future additions to the lots.

2. Multiple drainage feature callouts overlap and are illegible. Plans shall provide clear labeling of all drainage features.
3. The plans are missing Invert information at multiple outfall locations. Plans shall provide all invert information.
4. The elevations of all stormwater basins shall be provided on the plans.
5. The plans show multiple utility and drainage structures are in conflict with other site features. Plans shall be revised to resolve all conflicts.
6. Proposed tree lines travel through site features and are inaccurate. Proposed land cover calculations should be checked and revised as necessary.
7. Symbols used to illustrate storm sewer network are inconsistent with the proposed structure. For example, the wingwall symbol is being used for headwalls. Plans shall be revised to depict proper symbol.
8. The proposed flood hazard areas need to be shown on the grading plan and utility plan sheets.
9. The plans show multiple incorrect storm structure grate/rim and invert elevations. Many inverts are shown as negative and would therefore mean the drainage structures are 200 plus feet below grade. The storm sewer design shall be revised as necessary.
10. Inlet A275 (113) and A275 (115) discharge to a point that has no structure or continuing pipe. Plans shall be revised to clearly depict all conveyance structures.
11. Outlet control structure callouts on the utility plan shall also provide the inverts of any device on the outlet structure.
12. Basin 52 has a bottom of basin elevation called out of “xxx”. The correct bottom basin elevation shall be provided.
13. Outlet conduit protection must be provided for all outlet locations. The plans shall depict the outlet protection, and the corresponding calculations shall be provided within the stormwater report.
14. Storm structure “??? A275 (160)” is located in the adjoining property of lot 54. A drainage easement will need to be obtained to construct the pipe and structure. A proposed drainage easement shall be shown on the utility plan.
15. Discharge pipes coming out of basins are exposed at the point discharge. Grading shall be revised to provide adequate cover to pipes.
16. The plans show that Basins 6, 26, 34, 35, 52, 53 and 54 have no outlet control structures whereas the stormwater report does. The plans and report shall be revised to be consistent.

17. A minimum of a tenth of a foot drop from invert in and invert out shall be provide for all drainage structures.
18. The Standards for Soil Erosion and Sediment Control In New Jersey require earth embankments to be a certain width depending in the height of the embankment. The width of embankments shall be revised in accordance with Appendix A10 of the Standards for Soil Erosion and Sediment Control In New Jersey.
19. It is unknown which basins infiltrate or have an underdrain system. The plans and report shall specify whether each basin has an underdrain or infiltrates.
20. Basin details shall be provided. Details shall include basin elevations, water surface elevations, seasonal high-water table, and groundwater mounding clearance (where applicable). Due to the large number of basins, this can be provided with a typical cross-section detail and a table with the data.
21. Outlet control structure details shall be provided. Details shall include elevations, inlet inverts and size, and discharge pipe information.
22. soil log location and identifying number shall be provided on the drainage area maps, grading plan and utility plan.
23. The outer bounds of the existing and proposed drainage area maps are not consistent. Maps shall be revised so that the extent of analysis is consistent.
24. It appears that bypass areas have been excluded from the drainage area maps. Bypass areas shall be included in the drainage area maps and analyzed accordingly to ensure compliance.
25. Drainage area maps provide multiple north arrows with different directions. Only one north arrow shall be presented on the plans.
26. Drainage area maps show spot elevations making it difficult to see site features. The plans shall be revised to be legible.
27. A subdrainage area map shall be provided showing the drainage area to each BMP.
28. An inlet area map shall be provided showing the drainage area to each inlet.
29. The stormwater report provides direct entry time of concentrations with no back up calculations to support them. Time of concentration calculations shall be provided.
30. Impervious and pervious time of concentration paths shall be shown separately and labeled accordingly on the drainage area maps.
31. The proposed drainage area map has number designations in basins that are different from the basin number. Clarification shall be provided.
32. There are 6 drainage areas on site therefore compliance would have to be met at each

drainage area individually. The method of combining drainage areas to design points would not be acceptable as it would not accurately represent compliance in each drainage area.

33. Per engineering checklist item 14b "Poor" land cover condition shall be used under post development conditions. The curve numbers for post development calculations currently use good and shall be revised to use poor conditions.
34. Table no. 1 summary of existing runoff conditions values are not consistent with values shown in the hydrographs.
35. Table no. 2 provides 3 design points where 6 drainage areas exist. All 6 drainage areas shall be analyzed individually.
36. Table no 1 does not specify whether current or future peak flows are represented. A table for both current and future existing runoff conditions shall be provided.
37. Stormwater report Section III Methodology A1 provides the rainfall frequency utilized in the calculations. The provided frequencies are inconsistent with the frequencies used in the calculations. The report shall provide the correct rainfall frequencies for the current and future storm events.
38. Storm frequencies used in the stormwater calculations are not consistent with the adjusted values for Mercer County. The calculations shall be revised using the correct storm frequencies.
39. Provide a section in the stormwater report for compliance with off-site stability. A Stability analysis must be performed for each point discharge
40. Print outs of the HydroCAD Hydrograph tables and basin profiles shall be provided in the Stormwater Management Report.
41. Hydraflow storm sewer tabulations have been provided. Storm sewer profiles with hydraulic grade line shall also be provided.
42. The GTA report was prepared in December of 2023. As of March 2024 the standards for basin flood tests have changed. Test results shall be reevaluated under the most current standards for compliance.
43. Soil testing was performed above the proposed BMPs in multiple locations. Soil testing shall be performed below the bottom of the bmp in accordance with the chapter 13 of the BMP manual.
44. The stormwater report refers to the appendix for details on groundwater recharge. The appendix does not provide any additional information on groundwater recharge. A groundwater recharge analysis must be provided.
45. Groundwater recharge will be performed with the use of bioretention basins and

therefore require a groundwater mounding analysis to be performed. A groundwater mounding analysis shall be provided for all infiltration BMPs.

46. Emergency spillways shall be shown on the plans and sizing calculations shall be provided. If any basin is classified as a dam, the design standards set forth in NJAC 7:20 Dam Safety Standards shall be followed.
47. Once a revised Stormwater Management Report and Plans are resubmitted, additional review will be necessary to confirm compliance with all applicable design standards.

Memorandum

TO: Hopewell Township Planning Board

CC: Applicant

FROM: James Bash, PE
For Herbert Seeberger, PE, CME, CPWM
Interim Township Engineer

DATE: January 07, 2025

RE: **Stormwater Management Review # 2 – Venue at Hopewell**
Preliminary/Final Subdivision & Site Plan; SI Zone
Nursery Road; Block 93, Lots 19, 20, 45.01, 46, & 60
VCEA File No. 78072401

I. Application Submission Items

The following documents were received by the Township for review with this application on February 2, 2023:

- A. Plan entitled “Preliminary and Final Major Subdivision & Preliminary and Final Site Plan For, Venue at Hopewell, Block 93, Lots 19, 20, 45.01, 46 & 60, Township of Hopewell, Mercer County, New Jersey”, Prepared by Bowman Consulting Group Ltd, dated 06/25/24 and revised through 12/18/24.
- B. Report entitled “Stormwater Management Report, Venue at Hopewell, Block 93, Lots 19, 20, 45.01, 46 & 60, Township of Hopewell, Mercer County, New Jersey”, Prepared by Bowman Consulting Group Ltd, dated 12/17/24.

OFFICE LOCATIONS**www.vancleefengineering.com**Hillsborough, NJ
908-359-8291

Hamilton, NJ
609-689-1100Mt. Arlington, NJ
862-284-1100

Toms River, NJ
732-573-0490Phillipsburg, NJ
908-454-3080

Freehold, NJ
732-303-8700Doylestown, PA
215-345-1876

Bethlehem, PA
610-332-1772Pottstown, PA
610-323-4040

II. Description

The property in question is a 185.51-acre parcel located in IMF-C Inclusionary Multifamily and Commercial Zoning District. The property contains approximately 9,040 feet of frontage on Nursery Road (County Route 647). The property is mostly farmland and wooded areas. There are wetlands, stream corridor buffers, and flood hazard areas located on the property. The proposed construction will require NJDEP permitting. The property is located in the Delaware and Raritan Canal Commissions Zone B. Surrounding properties contain single-family residential structures, farmland and wooded areas.

The application proposes a 600-unit residential inclusionary development consisting of 272 detached single family dwellings, 118 residential duplex units, 90 condo units, 120 affordable housing units in twelve buildings, an amenity area consisting of a clubhouse with pool, dog run, tot lot, tennis courts, bocce ball courts, and multiple stormwater facilities.

The project will add more than $\frac{1}{4}$ acre of impervious coverage and will disturb more than 1 acre of land, therefore this will be considered a major development for stormwater management purposes. The project proposes to meet stormwater quality, quantity and groundwater recharge with the use of 58 bioretention basins.

III. Stormwater Management Comments

1. For the purposes of the stormwater management design the maximum lot coverage per zoning code should be used when performing impervious surface calculations to account for future additions to the lots.
2. Multiple drainage feature callouts overlap and are illegible. Plans shall provide clear labeling of all drainage features.
3. Proposed tree lines travel through site features and are inaccurate. Proposed land cover calculations should be checked and revised as necessary.
4. Symbols used to illustrate storm sewer network are inconsistent with the proposed structure. For example, the wingwall symbol is being used for headwalls. Plans shall be revised to depict proper symbol.
5. The proposed flood hazard areas need to be shown on the grading plan and utility plan Sheets.
6. The plans show multiple incorrect storm structure grate/rim and invert elevations. Many inverts are shown as negative and would therefore mean the drainage structures are 200 plus feet below grade. The storm sewer design shall be revised as necessary.

7. Outlet control structure callouts on the utility plan shall also provide the inverts of any device on the outlet structure.
8. Outlet conduit protection must be provided for all outlet locations. The plans shall depict the outlet protection, and the corresponding calculations shall be provided within the stormwater report.
9. Discharge pipes coming out of basins are exposed at the point discharge. Grading shall be revised to provide adequate cover to pipes.
10. A minimum of a tenth of a foot drop from invert in and invert out shall be provided for all drainage structures.
11. The Standards for Soil Erosion and Sediment Control In New Jersey require earth embankments to be a certain width depending in the height of the embankment. The width of embankments shall be revised in accordance with Appendix A10 of the Standards for Soil Erosion and Sediment Control In New Jersey.
12. It is unknown which basins infiltrate or have an underdrain system. The plans and report shall specify whether each basin has an underdrain or infiltrates.
13. Soil log location and identifying number shall be provided on the drainage area maps, grading plan and utility plan.
14. The outer bounds of the existing and proposed drainage area maps are not consistent. Maps shall be revised so that the extent of analysis is consistent.
15. It appears that bypass areas have been excluded from the drainage area maps. Bypass areas shall be included in the drainage area maps and analyzed accordingly to ensure compliance.
16. Drainage area maps provide multiple north arrows with different directions. Only one north arrow shall be presented on the plans.
17. A subdrainage area map shall be provided showing the drainage area to each BMP.
18. An inlet area map shall be provided showing the drainage area to each inlet.
19. The stormwater report provides direct entry time of concentrations with no back up calculations to support them. Time of concentration calculations shall be provided.
20. Impervious and pervious time of concentration paths shall be shown separately and labeled accordingly on the drainage area maps.
21. Per engineering checklist item 14b "Poor" land cover condition shall be used under post development conditions. The curve numbers for post development calculations currently use good and shall be revised to use poor conditions.

22. Table No. 1 does not specify whether current or future peak flows are represented. A table for both current and future existing runoff conditions shall be provided.
23. Stormwater report Section III Methodology A1 provides the rainfall frequency utilized in the calculations. The provided frequencies are inconsistent with the frequencies used in the calculations. The report shall provide the correct rainfall frequencies for the current and future storm events.
24. Storm frequencies used in the stormwater calculations are not consistent with the adjusted values for Mercer County. The calculations shall be revised using the correct storm frequencies.
25. Provide a section in the stormwater report for compliance with off-site stability. A Stability analysis must be performed for each point discharge.
26. Print outs of the HydroCAD Hydrograph tables and basin profiles shall be provided in the Stormwater Management Report.
27. Hydraflow storm sewer tabulations have been provided. Storm sewer profiles with hydraulic grade line shall also be provided.
28. The GTA report was prepared in December of 2023. As of March 2024, the standards for basin flood tests have changed. Test results shall be reevaluated under the most current standards for compliance.
29. Soil testing was performed above the proposed BMPs in multiple locations. Soil testing shall be performed below the bottom of the bmp in accordance with the chapter 13 of the BMP manual.
30. The stormwater report refers to the appendix for details on groundwater recharge. The appendix does not provide any additional information on groundwater recharge. A groundwater recharge analysis must be provided.
31. Groundwater recharge will be performed with the use of bioretention basins and therefore require a groundwater mounding analysis to be performed. A groundwater mounding analysis shall be provided for all infiltration BMPs.
32. Emergency spillways shall be shown on the plans and sizing calculations shall be provided. If any basin is classified as a dam, the design standards set forth in NJAC 7:20 Dam Safety Standards shall be followed.
33. It is unclear what type of basins are being used. The tables in the report denote each basin as bioretention, while the basin detail on Sheet 18G is labeled as an extended detention infiltration basin. Clarification shall be provided.

34. Per ordinance section 17-82.9 "Safety Standards for Stormwater Management Basins" stormwater basins are required to comply with the requirements of N.J.A.C. 7:8-6.2 and N.J.A.C. 7:8-6, Appendix A. All stormwater Basins should be revised to comply with the safety standards as necessary.
35. The maximum depth of stormwater runoff in a small-scale infiltration basin is 2 feet and 1 foot for small-scale bioretention basins. Multiple basins propose to a depth over the maximum. The design shall be revised to comply.
36. The outlet control structure detail table is cut off at the edge of Sheet 18G. Plan shall be revised to show entire table.
37. The outlet control structure detail table on Sheet 18G provides "???" as the label or elevation for multiple structures. Elevations shall be provided.
38. The plans show that Basin 36A has no outlet control structure whereas the stormwater report does. The plans and report shall be revised to be consistent.
39. Multiple outfall locations in basins show incorrect invert elevations. Invert elevations of shall be revised.
40. OCS discharge pipes are above ground in basins. For example, Basin 58 has a bottom elevation of 199 while the invert out of the OCS is 199. OCS shall be repositioned or inverts lowered to provide adequate cover for the discharge pipe.
41. The pipe from STM MH 2 to Headwall 3 is above ground. Inverts shall be revised to provide adequate cover.
42. The pipe from OCS 203 to STM MH 204 conflicts with SMH S52 structure and pipe. The pipe conflicts shall be revised.
43. Rim elevations for structures STM A275 (443) to (355) have elevations of 0 or lower. Rim elevations shall be revised as necessary.
44. Drainage easements shall be provided for storm sewer structures and pipes traveling through lots.
45. Profiles of the storm sewer network shall be provided showing the structure and pipe elevations and slopes, existing and proposed grade, and utility pipe crossings.
46. Sheet 10A provide dashed contours that do not tie into existing grade. Clarification is required.
47. Sheet 10B has a 216 contour that does not tie into existing grade. All proposed contours must tie into existing grade.

48. It appears storm sewer will be partially placed in the 50-foot right-of-way easement to Sun Pipeline Company. The applicant will require permission and obtain any easement needed in order to construct within the ROW.
49. On Sheet 10C the stream corridor buffer stops prematurely. The plans shall show the full stream corridor buffer.
50. Sheet 10C grading presents the curbed island as flush with the pavement. Clarification shall be provided.
51. Multiple discharge locations are placed less than 10 feet from or inside of a wetland and will require DEP approval. Testimony shall be provided.
52. The proposed tree lines do not tie into existing tree lines and end in open space. Additionally, tree lines don't include the full limits of disturbance and run through discharge pipes. The tree line shall be revised and the existing tree line to remain shall be shown.
53. Some proposed lots mark the dwellings with a first floor and ground floor elevation of "xxx". Floor elevations shall be provided.
54. SWM 7 and 47 OCS have a grate elevation at the bottom of basin. The outlet control structures shall be revised.
55. All text conflicts between drainage labels and the floor elevations of structures shall be resolved.
56. SWM Basins 52, 53, 54, 55, and 56 appear to be graded basins but also have a wall around them. It shall be clarified as to whether they are graded or walled basins.
57. Existing contour labels shall be provided on the drainage plans.
58. The grading around basins 17A and 17B do not tie in to each other properly. Grading shall be revised.
59. Structures STM MH A275 (363) and (382) appear create low points. Grading shall be revised to create positive drainage.
60. If basins have an underdrain network the underdrains shall be shown on the plans.
61. Sheet 10L shows a contour traveling through a building. Grading shall be revised to remove the contour from the building.
62. The pipes at discharge points appear to have inadequate cover and will be exposed. Grading around wingwalls at discharge locations shall be revised to provide cover for the pipes.
63. When increasing pipe size the crown inverts should match. The pipe network shall be revised as necessary.

- 64. The pipe traveling underneath Basins 24, 25, and 26 shall be relocated to avoid traveling under any other stormwater features.
- 65. It appears that the grading around Basin 23 is completely flat. More information within the area shall be provided confirming that there will be positive drainage on site.

Further review of the stormwater management design is deferred until the above is addressed.

Memorandum

TO: Hopewell Township Planning Board

CC: Applicant

FROM: James Bash, PE
Township Engineer

DATE: April 15, 2025

RE: **Stormwater Management Review # 3 – Venue at Hopewell**
Preliminary/Final Subdivision & Site Plan; SI Zone
Nursery Road; Block 93, Lots 19, 20, 45.01, 46, & 60
VCEA File No. 78072401

I. Application Submission Items

The following documents were received by the Township for review with this application under a cover letter dated April 1, 2025:

- A. Plan entitled “Preliminary and Final Major Subdivision & Preliminary and Final Site Plan For, Venue at Hopewell, Block 93, Lots 19, 20, 45.01, 46 & 60, Township of Hopewell, Mercer County, New Jersey”, Prepared by Bowman Consulting Group Ltd, dated 06/25/24 and revised through 03/31/25.
- B. Report entitled “Stormwater Management Report, Venue at Hopewell, Block 93, Lots 19, 20, 45.01, 46 & 60, Township of Hopewell, Mercer County, New Jersey”, Prepared by Bowman Consulting Group Ltd, dated 03/31/25.

II. Description

The property in question is a 185.51-acre parcel located in IMF-C Inclusionary Multifamily and Commercial Zoning District. The property contains approximately 9,040 feet of frontage on Nursery Road (County Route 647). The property is mostly farmland and wooded areas. There are wetlands, stream corridor buffers, and flood hazard areas

OFFICE LOCATIONS

www.vancleefengineering.com

Hillsborough, NJ
908-359-8291

Hamilton, NJ
609-689-1100

Mt. Arlington, NJ
862-284-1100

Toms River, NJ
732-573-0490

Phillipsburg, NJ
908-454-3080

Freehold, NJ
732-303-8700

Doylestown, PA
215-345-1876

Bethlehem, PA
610-332-1772

Pottstown, PA
610-323-4040

located on the property. The proposed construction will require NJDEP permitting. The property is located in the Delaware and Raritan Canal Commissions Zone B. Surrounding properties contain single-family residential structures, farmland and wooded areas.

The application proposes a 600-unit residential inclusionary development consisting of 272 detached single family dwellings, 118 residential duplex units, 90 condo units, 120 affordable housing units in twelve buildings, an amenity area consisting of a clubhouse with pool, dog run, tot lot, tennis courts, bocce ball courts, and multiple stormwater facilities.

The project will add more than $\frac{1}{4}$ acre of impervious coverage and will disturb more than 1 acre of land, therefore this will be considered a major development for stormwater management purposes. The project proposes to meet stormwater quality, quantity and groundwater recharge with the use of 58 bioretention Basins.

III. Stormwater Management Comments

1. For the purposes of the stormwater management design the maximum lot coverage per zoning code should be used when performing impervious surface calculations to account for future additions to the lots. **Addressed**

Applicant has stated the design accounts for maximum impervious coverage of the lots.

2. Multiple drainage feature callouts overlap and are illegible. Plans shall provide clear labeling of all drainage features. **Addressed**
3. Proposed tree lines travel through site features and are inaccurate. Proposed land cover calculations should be checked and revised as necessary. **Addressed**
4. Symbols used to illustrate storm sewer network are inconsistent with the proposed structure. For example, the wingwall symbol is being used for headwalls. Plans shall be revised to depict proper symbol. **Outstanding**

The symbols used are still inconsistent.

5. The proposed flood hazard areas need to be shown on the grading plan and utility plan Sheets. **Addressed**
6. The plans show multiple incorrect storm structure grate/rim and invert elevations. Many inverts are shown as negative and would therefore mean the drainage structures are 200 plus feet below grade. The storm sewer design shall be revised as necessary. **Outstanding**

The cleanout inverts in Basins 1 and 2 are set at elevation 0 and shall be revised.

7. Outlet control structure callouts on the utility plan shall also provide the inverts of any device on the outlet structure. **Addressed**

A complete summary table of OCS inverts has been provided on sheet 18G

8. Outlet conduit protection must be provided for all outlet locations. The plans shall depict the outlet protection, and the corresponding calculations shall be provided within the stormwater report. ***Partially addressed***

Conduit outlet protection has been depicted on the plans, but the corresponding calculations have not been provided.

9. Discharge pipes coming out of Basins are exposed at the point discharge. Grading shall be revised to provide adequate cover to pipes. ***Outstanding***

Revised grading has not been provided

10. A minimum of a tenth of a foot drop from invert in and invert out shall be provided for all drainage structures. ***Addressed***

11. The Standards for Soil Erosion and Sediment Control In New Jersey require earth embankments to be a certain width depending in the height of the embankment. The width of embankments shall be revised in accordance with Appendix A10 of the Standards for Soil Erosion and Sediment Control In New Jersey. ***Outstanding***

Not all embankments meet the required width.

12. It is unknown which Basins infiltrate or have an underdrain system. The plans and report shall specify whether each Basin has an underdrain or infiltrates. ***Outstanding***

Identification has not been provided on the plans or report.

13. Soil log location and identifying number shall be provided on the drainage area maps, grading plan and utility plan. ***Outstanding***

Soil log locations are not shown.

14. The outer bounds of the existing and proposed drainage area maps are not consistent. Maps shall be revised so that the extent of analysis is consistent. ***Outstanding***

15. It appears that bypass areas have been excluded from the drainage area maps. Bypass areas shall be included in the drainage area maps and analyzed accordingly to ensure compliance. ***Outstanding***

Disturbed bypass areas must be incorporated into the drainage area maps and calculations.

16. Drainage area maps provide multiple north arrows with different directions. Only one north arrow shall be presented on the plans. ***Addressed***

17. A subdrainage area map shall be provided showing the drainage area to each BMP. ***Addressed***

18. An inlet area map shall be provided showing the drainage area to each inlet. **Addressed**
19. The stormwater report provides direct entry time of concentrations with no back up calculations to support them. Time of concentration calculations shall be provided. **Outstanding**
Time of concentration calculations have not been provided.
20. Impervious and pervious time of concentration paths shall be shown separately and labeled accordingly on the drainage area maps. **Outstanding**
Proposed Tc paths are not shown for the proposed conditions.
21. Per engineering checklist item 14b “Poor” land cover condition shall be used under post development conditions. The curve numbers for post development calculations currently use good and shall be revised to use poor conditions. **Outstanding**
Good land cover condition is still used in the post development calculations.
22. Table No. 1 does not specify whether current or future peak flows are represented. A table for both current and future existing runoff conditions shall be provided. **Outstanding**
Specification and additional tables have not been provided.
23. Stormwater report Section III Methodology A1 provides the rainfall frequency utilized in the calculations. The provided frequencies are inconsistent with the frequencies used in the calculations. The report shall provide the correct rainfall frequencies for the current and future storm events. **Outstanding**
Inconsistent 24-hour rainfall depths remain. The rainfall depths should be consistent with the rainfall depths utilized in the HydroCAD calculations.
24. Storm frequencies used in the stormwater calculations are not consistent with the adjusted values for Mercer County. The calculations shall be revised using the correct storm frequencies. **Outstanding**
Incorrect 24-hour rainfall frequency data for Mercer County is still being utilized. The correct rainfall depths and adjustment factors for Mercer County must be utilized.
25. Provide a section in the stormwater report for compliance with off-site stability. A Stability analysis must be performed for each point discharge. **Outstanding**
A section for off-site stability and its corresponding calculations have not been provided.
26. Print outs of the HydroCAD Hydrograph tables and Basin profiles shall be provided in the Stormwater Management Report. **Outstanding**
Stage-discharge and stage-area-storage tables have been provided but hydrograph

tables and Basin profiles have not been provided.

27. Hydraflow storm sewer tabulations have been provided. Storm sewer profiles with hydraulic grade line shall also be provided. **Outstanding**

Storm sewer profiles have not been provided.

28. The GTA report was prepared in December of 2023. As of March 2024, the standards for Basin flood tests have changed. Test results shall be reevaluated under the most current standards for compliance. **Outstanding**

Applicants engineer states the test results will be reevaluated.

29. Soil testing was performed above the proposed BMPs in multiple locations. Soil testing shall be performed below the bottom of the bmp in accordance with the chapter 13 of the BMP manual. **Outstanding**

Additional soil testing has not been performed.

Note that soil testing was performed out of season in October through November and additional soil logs must be performed in season (January-April) to confirm groundwater elevation.

30. The stormwater report refers to the appendix for details on groundwater recharge. The appendix does not provide any additional information on groundwater recharge. A groundwater recharge analysis must be provided. **Addressed**

31. Groundwater recharge will be performed with the use of bioretention Basins and therefore require a groundwater mounding analysis to be performed. A groundwater mounding analysis shall be provided for all infiltration BMPs. **Outstanding**

Groundwater mounding analyses have not been provided

32. Emergency spillways shall be shown on the plans and sizing calculations shall be provided. If any Basin is classified as a dam, the design standards set forth in NJAC 7:20 Dam Safety Standards shall be followed. **Outstanding**

Not all Basins show emergency spillways as required, and calculations have not been provided.

33. It is unclear what type of Basins are being used. The tables in the report denote each Basin as bioretention, while the Basin detail on Sheet 18G is labeled as an extended detention infiltration Basin. Clarification shall be provided. **Outstanding**

The extended detention infiltration Basin remains. Clarification is required.

34. Per ordinance section 17-82.9 "Safety Standards for Stormwater Management Basins" stormwater Basins are required to comply with the requirements of N.J.A.C. 7:8-6.2 and N.J.A.C. 7:8-6, Appendix A. All stormwater Basins should be revised to comply with the

safety standards as necessary. **Outstanding**

Not all Basins comply with the safety standards.

35. The maximum depth of stormwater runoff in a small-scale infiltration Basin is 2 feet and 1 foot for small-scale bioretention Basins. Multiple Basins propose to a depth over the maximum. The design shall be revised to comply. **Outstanding**

Multiple Basins still propose depths over the maximum.

36. The outlet control structure detail table is cut off at the edge of Sheet 18G. Plan shall be revised to show entire table. **Addressed**

37. The outlet control structure detail table on Sheet 18G provides “???” as the label or elevation for multiple structures. Elevations shall be provided. **Addressed**

38. The plans show that Basin 36A has no outlet control structure whereas the stormwater report does. The plans and report shall be revised to be consistent. **Outstanding**

Inconsistency remains.

39. Multiple outfall locations in Basins show incorrect invert elevations. Invert elevations of shall be revised. **Outstanding**

Incorrect invert elevations remain.

40. OCS discharge pipes are above ground in Basins. For example, Basin 58 has a bottom elevation of 199 while the invert out of the OCS is 199. OCS shall be repositioned or inverts lowered to provide adequate cover for the discharge pipe. **Outstanding**

Discharge pipes are still exposed in Basins.

41. The pipe from STM MH 2 to Headwall 3 is above ground. Inverts shall be revised to provide adequate cover. **Outstanding**

The pipe appears to still be exposed in road B.

42. The pipe from OCS 203 to STM MH 204 conflicts with SMH S52 structure and pipe. The pipe conflicts shall be revised. **Addressed**

43. Rim elevations for structures STM A275 (443) to (355) have elevations of 0 or lower. Rim elevations shall be revised as necessary. **Addressed**

44. Drainage easements shall be provided for storm sewer structures and pipes traveling through lots. **Continuing condition of approval**

45. Profiles of the storm sewer network shall be provided showing the structure and pipe elevations and slopes, existing and proposed grade, and utility pipe crossings. **Outstanding**

The storm sewer along roads have been provided in the road profiles but the remaining

storm sewer network outside the road has not been provided.

46. Sheet 10A provide dashed contours that do not tie into existing grade. Clarification is required. **Outstanding**

Clarification is still required.

47. Sheet 10B has a 216 contour that does not tie into existing grade. All proposed contours must tie into existing grade. **Partially Addressed**

The 216 contour ties into existing grade. The grading on sheet 8D east of Basin 10 does not tie into existing grade. All proposed contours in the plan set shall tie back into existing grade.

48. It appears storm sewer will be partially placed in the 50-foot right-of-way easement to Sun Pipeline Company. The applicant will require permission and obtain any easement needed in order to construct within the ROW. **Outstanding**

The storm sewer system is still shown to be partly in the ROW. Additionally, the pipe from STM MH 275A 443 to 436 crosses the ROW.

49. On Sheet 10C the stream corridor buffer stops prematurely. The plans shall show the full stream corridor buffer. **Outstanding**

Stream corridor buffer still ends prematurely.

50. Sheet 10C grading presents the curbed island as flush with the pavement. Clarification shall be provided. **Addressed**

51. Multiple discharge locations are placed less than 10 feet from or inside of a wetland and will require DEP approval. Testimony shall be provided. **Outstanding**

52. The proposed tree lines do not tie into existing tree lines and end in open space. Additionally, tree lines don't include the full limits of disturbance and run through discharge pipes. The tree line shall be revised and the existing tree line to remain shall be shown. **Partially addressed**

The proposed tree lines tie in to existing but still run through storm sewer pipes.

53. Some proposed lots mark the dwellings with a first floor and ground floor elevation of "xxx". Floor elevations shall be provided. **Outstanding**

Floor elevation xxx is still shown on sheet 8K.

54. SWM 7 and 47 OCS have a grate elevation at the bottom of Basin. The outlet control structures shall be revised. **Addressed**

55. All text conflicts between drainage labels and the floor elevations of structures shall be resolved. **Addressed**

56. SWM Basins 52, 53, 54, 55, and 56 appear to be graded Basins but also have a wall around them. It shall be clarified as to whether they are graded or walled Basins. **Addressed**

57. Existing contour labels shall be provided on the drainage plans. **Addressed**

58. The grading around Basins 17A and 17B do not tie in to each other properly. Grading shall be revised. **Outstanding**

The grading still does not tie in properly.

59. Structures STM MH A275 (363) and (382) appear create low points. Grading shall be revised to create positive drainage. **Outstanding**

The low spots are still present.

60. If Basins have an underdrain network the underdrains shall be shown on the plans. **Addressed**

61. Sheet 10L shows contours traveling through buildings. Grading shall be revised to remove the contour from the building. **Outstanding**

Sheet 8L still shows contours going through buildings.

62. The pipes at discharge points appear to have inadequate cover and will be exposed. Grading around wingwalls at discharge locations shall be revised to provide cover for the pipes. **Outstanding**

Grading has not been provided at discharge points.

63. When increasing pipe size the crown inverts should match. The pipe network shall be revised as necessary. **Outstanding**

The storm sewer system has not been revised to match crowns when increasing in pipe size.

64. The pipe traveling underneath Basins 24, 25, and 26 shall be relocated to avoid traveling under any other stormwater features. **Outstanding**

The pipe remains underneath the Basins.

65. It appears that the grading around Basin 23 is completely flat. More information within the area shall be provided confirming that there will be positive drainage on site. **Outstanding**

Additional spot grades should be provided. Additionally, it appears that a 148 contour is missing.

New Comments:

66. The STM MH A275 (344) incoming pipe has a diameter of 18 inches and the outgoing pipe has a diameter of 15 inches. The outgoing pipe shall be increased in size to be greater or

equal to 18 inches.

67. It appears that the maintenance access in the Basins are missing walls. The walls shall be depicted on the plans.
68. The storm sewer system coming into Basin 14 is inside the Basin area and shall be relocated.
69. A flood hazard area verification has been provided. The verification was performed prior to the inland flood protection rule making therefore a new FHA verification may need to be obtained. Confirmation from NJDEP should be obtained.
70. The Drainage plans are missing the contour labels. Contour labels shall be provided on the drainage plans.
71. A “typical section rain garden” detail has been provided. It is not clear where the rain gardens are proposed on site. Clarification shall be provided.
72. It appears that small-scale bioretention Basins are being proposed. A detail for small-scale bioretention Basins shall be provided. The detail shall include but not limited to, soil media, sand layer, underdrain (if applicable), thickness of each layer, elevations, etc.
73. The storm sewer tabulations show points where the hydraulic grade line is above the structure rim elevation. This indicates that the structure has flooded/overtopped. The storm sewer shall be revised to maintain the HGL below structure rim elevations.
74. The storm sewer tabulations show multiple points where the ground/rim elevation is zero or negative. The storm sewer shall be revised to maintain correct ground/rim elevations.
75. The storm sewer tabulations show pipes with velocities less than 2 ft/s. RSIS requires a minimum of 2 ft/s in the pipe network. Storm sewer shall be revised to maintain a velocity of no less than 2 ft/s.
76. Water Quality calculations have not been provided. HydroCAD calculations for the water quality storm shall be provided.
77. The HydroCAD model shows multiple basins with bottom elevations and areas different from what is shown on the plans. The plans and report shall be consistent.
78. Basin drain time calculations shall be provided to ensure all Basins drain within 72 hours.
79. There appears to be severe oscillations present in the future 100-year storm hydrographs for Basins 4A and 4B causing the primary outflow to be greater than the inflow. The design shall be revised to resolve any oscillations that occur.
80. An Operation and Maintenance Manual shall be provided.
81. The groundwater recharge spreadsheet (GWRS) total area for pre-developed conditions and post-developed conditions are not equal. The GWRS shall be revised so that the total

area for pre- and post- developed conditions are equal.

82. GWRSs for all Basins including underdrained systems have been provided. Underdrained systems cannot be used to infiltrate and therefore cannot be used for ground water recharge. GWRS for underdrained systems shall be removed from the report and compliance with groundwater recharge confirmed.
83. It appears that the values used for dBMPu in the GWRSs are incorrect. The correct dBMPu values shall be used and compliance with groundwater recharge confirmed.
84. The GWRS all use the same Aimp for all Basins. Aimp is the contributing impervious area to the Basin and therefore all Aimp values are different. Aimp values shall be corrected and compliance with groundwater recharge confirmed.
85. Section III.C. "Ground Water Recharge" of the narrative shall provide a groundwater recharge compliance summary table. The table shall include the recharge deficit, infiltration BMPs utilized, and the annual BMP recharge volume calculated for each BMP.
86. Basin labels shall be provided on the Proposed Drainage Area Map.
87. Basin 43 appears to have a contributory area greater than 2.5 acres. The design shall be revised to comply with contributory area restrictions.
88. The Proposed BMP Area Map drainage boundaries appear incorrect at and around Basins 3 and 33. The BMP areas shall be revised to show the proper drainage area boundary.

Further review of the stormwater management design is deferred until the above is addressed.

Memorandum

TO: Hopewell Township Zoning Board of Adjustment

CC: Applicant

FROM: James Bash, PE
For Herbert Seeberger, PE, CME, CPWM
Interim Township Engineer

DATE: October 10, 2024

RE: **Subdivision Review # 1 – Venue at Hopewell**
Preliminary/Final Subdivision & Site Plan; SI Zone
Nursery Road; Block 93, Lots 19, 20, 45.01, 46, & 60
VCEA File No. 78072401

I. Application Submission Items

The following documents were received by the Township for review with this application on February 2, 2023:

- A. Planning Board Application Form with checklists, required fees, escrow and authorization forms.
- B. Plan entitled “Preliminary and Final Major Subdivision & Preliminary and Final Site Plan For, Venue at Hopewell, Block 93, Lots 19, 20, 45.01, 46 & 60, Township of Hopewell, Mercer County, New Jersey”, Prepared by Bowman Consulting Group Ltd, dated 06/25/24 and revised through 09/10/24.
- C. Plan entitled “Preliminary and Final Major Subdivision, Block 93, Lots 19, 20, 45.01, 46 & 60, Township of Hopewell, Mercer County, New Jersey”, Prepared by Bowman Consulting Group Ltd, dated 10/15/19 and revised through 05/17/24.
- D. Plan entitled “ALTA/NSPS Land Title Survey, Block 93, Lots 19, 20, 45.01, 46 & 60, Township of Hopewell, Mercer County, New Jersey”, Prepared by Bowman Consulting Group Ltd, dated 10/15/19 and revised through 09/29/21.

OFFICE LOCATIONS

www.vancleefengineering.com

Hillsborough, NJ
908-359-8291

Hamilton, NJ
609-689-1100

Mt. Arlington, NJ
862-284-1100

Toms River, NJ
732-573-0490

Phillipsburg, NJ
908-454-3080

Freehold, NJ
732-303-8700

Doylestown, PA
215-345-1876

Bethlehem, PA
610-332-1772

Pottstown, PA
610-323-4040

- E. Report entitled "Stormwater Management Report, Venue at Hopewell, Block 93, Lots 19, 20, 45.01, 46 & 60, Township of Hopewell, Mercer County, New Jersey", Prepared by Bowman Consulting Group Ltd, dated 06/25/24.
- F. Report entitled "Environmental Impact Statement, Ordinance of the Township of Hopewell, Venue at Hopewell (aka the Deer Valley Property), Block 93, Lots 19, 20, 45.01, 46 & 60, Hopewell Township, Mercer County, New Jersey", Prepared by Envirotactics, dated 06/2024.
- G. Report entitled "Community Impact Statement, Venue at Hopewell, Proposed Age Restricted Residential Development in, Hopewell Township, Mercer County, New Jersey", Prepared by Richard B. Reading Associates, dated 04/15/24.
- H. Report entitled "Traffic Impact Study For, Venue at Hopewell (aka Deer Valley), Hopewell Township, Mercer County, New Jersey", Prepared by Langan Engineering & Environmental Services, Inc, dated 05/06/2024.

II. Description

The property in question is a 185.51-acre parcel located in IMF-C Inclusionary Multifamily and Commercial Zoning District. The property contains approximately 9,040 feet of frontage on Nursery Road (County Route 647). The property is mostly farmland and wooded areas. There are wetlands, stream corridor buffers, and flood hazard areas located on the property. The proposed construction will require NJDEP permitting. The property is located in the Delaware and Raritan Canal Commissions Zone B. Surrounding properties contain single-family residential structures, farmland and wooded areas.

The application proposes a 600-unit residential inclusionary development consisting of 272 detached single family dwellings, 118 residential duplex units, 90 condo units, 120 affordable housing units in twelve buildings, an amenity area consisting of a clubhouse with pool, dog run, tot lot, tennis courts, bocce ball courts, and multiple stormwater facilities.

III. Subdivision Comments

General Comments

- The applicant should consider consolidating all existing lots into one new lot and roadway dedication could be done with the new lot number rather than doing individual ROW dedication for each existing lot.
- New lot and block numbers shall be obtained from the Hopewell Township Tax Assessor's Office and conform to the NJ Tax Map Rules and Regulations. The new block numbers shall be in sequential order and two decimal places, not three.

- It is not clear what the numbers under the 50' ROW Easement to Sun Pipe Line Company and other easements with a reference number represent. This shall be clarified.
- Is it required to have the Freshwater Wetlands/Water Boundary NJDEP File Number along with Ref.#8 to be shown on all of the affected sheets?
- Curve Data Table should be the same as the curve data shown on the various sheets. Also provide Delta angle in the curve table for all curves.
- If the roads are private roads, a lot number and area are to be provided for each private road.
- Please remove "Block 93, Lot 46, N/F Deer Valley Realty, Inc. from all sheets. The new block number and lot numbers are to be shown.
- The applicant shall provide closure calculations for all roads, lots, open space, etc.
- All outbound corners are not monumented and other locations as per the Map Filing Law.
- An overall plan of the entire development showing all the new blocks and block limit lines shall be provided.

Sheet 1/13

1. All outbound corners are not monumented.
2. It is not clear if all the found monuments, pin corners, etc. are located on the exact corners of the property. The plan shall be revised to show what corners are off and by how much.
3. The 50' Wide Access Easement is in Favor of Lot 45.01 (not 45) Block 93 (not 3). Is this easement being vacated? It appears that it will conflict with some of the proposed lots.
4. Lot 6.01, Block 93 is incorrect. Please refer to Hopewell Parc Major Subdivision or latest tax map of this area.

Sheet 2/13

1. The ROW width for Road G shall be labeled.
2. The Cul de sac ROW curve is from the end of C12 on Lot 62 to the proposed monument. The ROW curve data should be from proposed monument to proposed monument.
3. Provide the Block, Lot number and area in the Open Space area.
4. The proposed Block Limit Lines shall be shown.
5. Existing ROW (Survey S3°-37'-17" E) line and proposed ROW (S3°-32'-46" E) are not parallel. This discrepancy shall be clarified.
6. C104 does not tie into the southeast corner of existing lot 28, block 93. The distance between existing and proposed ROW is not shown (16.55').
7. Ref.#5 regarding "Approximate Location Slope E.W" not shown.

8. All required proposed monumentation not shown as per the Map Filing Law.
9. All existing found monuments, pins, stone, etc. shall be shown (as shown on sheet 1) on all sheets.

Sheet 3/13

1. The ROW widths for Road B, Road C and connector road (name?) between Road B and Road C shall be labeled.
2. The open space lot numbers and areas in Blocks 93.001, 93.008, and 93.007 shall be added to the plan.
3. What is the POB Easement that is shown in Scotch Road? This should be clarified, removed or revised.
4. The Block Limit lines shall be shown.
5. Label Nursery Road.
6. Why are there two (2) ROW lines along Nursery Road? The existing ROW curve point of tangency should tie into the proposed ROW. The existing curve data at Road B shall be shown.
7. All required proposed monumentation shall be shown as per the Map Filing Law.
8. The found DOT monument is not on the existing eastern ROW line of Nursery Road. It should be verified if this is correct.

Sheet 4/13

1. It should be clarified if there is a gore between lot 32 and lot 44 in Block 93. There is a space between the two lot lines shown on the subdivision plan.
2. Remove N/F CF Hopewell cc & LLC.
3. The ROW width for Road C shall be labeled.
4. All required proposed monumentation shall be shown as per the Map Filing Law.
5. The plan shall be revised to show Block Limit lines and missing lot numbers with areas.
6. The plan shall be revised to show all Match Lines.

Sheet 5/13

1. The Block Limit lines shall be shown.
2. The plan shall be revised to provide Lot numbers and areas for the Open Space.
3. Is there a proposed ROW dedication along Nursery Road? If so, the area shall be noted on the plan.

Sheet 6/13

1. Label the ROW widths on all roads.
2. Label Road E at the Match Line.
3. The Lot and Block numbers are missing between Lots 16-19 and Lots 20-22, below Road F.
4. The bearings are missing along Lots 20-23 at Road 11 and Road D.
5. All required proposed monumentation shall be shown as per the Map Filing Law.
6. The curve information for C25 and C27 in Curve Table is incorrect.
7. The C22 and C21 arc lengths do not add up to total arc length along the ROW. This discrepancy shall be revised.
8. Lot 86 on Road 12 shows ROW length being 55.00', whereas it should be 67.04'. The ROW distance along the frontage of Lot 86 is not shown (55.00'). The plan shall be updated to reflect this.
9. The arc lengths for C31 and C32 do not add up to the total arc length for the ROW as shown on sheet 6. This discrepancy shall be revised.
10. Is the "50' Wide Access Easement in Favor of Lot 45..." being vacated? Conservation Easement to remain? The plan shall be revised to clarify.
11. The Lot numbering is not sequential, on Road 11-Lot 200, Road 10-Lot 87. Lot numbers shall be labeled per the Township Tax Assessor.
12. The Block Limit lines shall be shown.
13. Total distance for Lot 23 and Lot 20 on Road 11 should be 175.00', not 120.00'. This discrepancy shall be revised.
14. The Label Road B shall be shown on the plan.

Sheet 7/13

1. The 50' Wide Right of Way Easement to Sun Pipe Line Company appears to be a separate Lot. It is an easement and could be part of an Open Space lot. Remove number '14' from easement area on all sheets.
2. The Block Limit lines shall be shown.
3. The southern front property line distance for Lot 41 (42.50') and the distance between proposed monument and westerly property line of Lot 41 (5.00') are missing and shall be added to the plan.
4. The curve data for C36 in Curve Table on sheet 2 is missing.
5. Remove the three 'N85°-26'-18"E 929.55' (SURVEY)' along the northern tract property line.
6. Block 93, Lot 6.01 is incorrect. The plan shall be revised to provide the correct Block and Lot.

7. The monumentation is missing on the northern outbound property line and shall be added to the plan.
8. Label the ROW widths on all roads.

Sheet 8/13

1. Remove '(SURVEY)' from the existing ROW line.
2. Is there a ROW dedication along Nursery Road? Please note 'Roadway Dedication to County of Mercer' with metes and bounds, area and distance from centerline.
3. The distance at apparent ROW dedication (13.86'?) is missing and shall be added to the plan.
4. Existing ROW line and proposed ROW line are not parallel. This discrepancy shall be revised.

Sheet 9/13

1. Label the ROW widths for all roads and provide road names.
2. Lots 17, 18, 19 near Road C have incorrect distances (367.00') for southern property line (should be 129.00' for each lot). The discrepancy shall be revised.
3. As shown on this sheet, Block 93.09 between Road 5 and Road 6, Lots 1, 18, 17, 15, 14 have incorrect distances and curve data. The discrepancies shall be revised.
4. As shown on this sheet, Block 93.003 Lots 19, 18, 17 have incorrect distances along the southern property line (should be 129.00'). The discrepancies shall be revised.
5. The Lot number for the remaining Open Space with area in the vicinity of Block 93.003, Lots 11-19 shall be added to the plan.
6. As shown on this sheet, lots adjacent to Road C are missing bearings and distances or are incorrect. Also, the lot number and area are missing for the Open Space area. The plan shall be revised to address.
7. The 50' Wide Right of Way Easement to Sun Pipe Line Company appears to be a separate Lot. It is an easement and could be part of an Open Space lot. Remove number '14' from easement area.
8. Remove bearings and distances along northern and southern 50' Wide ROW Easement (462.51' and 1667.62').
9. The lot area for Lot 1, Block 93.003 shall be verified and revised as necessary.
10. The curve data at northeast curve for Lot 1, Block 93.004 at Road C and no name road shall be added to the plans.

Sheet 10/13

1. Verify sideline for Lots 43-56, Block 93.001 along Road A is 126.02' and not 126.00'.
Revise the plan as necessary.
2. The tangent distance on Lot 57, Block 93.001 shall be labeled on the plan.
3. The curve data for lot next to Lot 42, Block 93.001 shall be added to the plan.
4. The distance for western property line for Lot 56, Block 93.001 (110.00) shall be revised.
5. The distance along Road A for Lot 75, Block 93.001 shall be labeled on the plan.
6. The curve data along cul de sac on Road B at Lot 192, Block 93.001 (Open Space) shall be added to the plan.
7. The curve data for Lot 92 (C101) and tangent distance (1.42', not 1.40') shall be revised.
8. The curve data for C95, C96, C97 and C98 shall be revised.
9. The distances along 50' Wide ROW Easement and total distances along Lots 82-92, 192 and 172 shall be revised.
10. The 50' Wide ROW Easement shall be labeled.
11. The distance along rear property line on Lot 85, Block 93.001 shall be revised.
12. Renumber Lots 178-183 to be sequential and add bearings to Lots 179-182 at Road 6 and to Lots 126-131.

Sheet 11/13

1. Review and verify curve data and adjacent straight distance along Nursery Road.
2. The Block Limit lines shall be shown.

Sheet 12/13

1. The Bearing is missing between Lots 119 and 120 at Road 6 cul de sac and shall be added to the plan.
2. The northern 50' ROW Easement line abutting Lots 120-125, Block 93.001 shall be revised.
3. The Block Limit lines shall be shown.
4. Provide Bearing and distances adjacent to C72 and Lot 151, Block 93.001 Road 2.
5. Provide bearing and total ROW distance along northern ROW line of Road 2, Lots 147 to point of curvature.
6. Provide Lot number for Open Space between Road 6 and Road 2.

Sheet 13/13

1. Provide curve data for cul de sac curve between Lot 114 and Lot 113, Block 93.001.
2. Provide bearings for Lots 114, 115, 116, 118, 110, 185, 183, Block 93.01.