



TOWNSHIP of HOPEWELL
MERCER COUNTY

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

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

CORRESPONDENCE

PRIME TUVEL & MICELI

ATTORNEYS AT LAW

September 12, 2024

VIA EMAIL & HAND DELIVERY

Township of Hopewell
Department of Community Development
201 Washington Crossing Pennington Road
Titusville, NJ 08560
Attn: Linda Barbieri, Development Coordinator

**RE: Venue At Hopewell
Preliminary and Final Major Subdivision and Preliminary and Final Major Site
Plan Application (“Application”)
US Home, LLC (“Applicant”)
61 & 137 Nursery Road, Scotch Road and Nursey Road, Hopewell, New Jersey
(“Property”)
Block 93, Lots 19, 20, 45.01, 46 & portion of 60**

Dear Ms. Barbieri,

As you are aware, this firm represents the Applicant with respect to the Application for the above-referenced Property. The Applicant is proposing a residential inclusionary development consisting of 600 age-restricted homes, which are comprised of 480 market rate units, 120 affordable housing units, and amenities.

Enclosed please find the following revised materials as per the Completeness Review #1 issued by Banisch Associates, Inc. on August 28, 2024:

- One (1) set of the Preliminary and Final Major Site & Subdivision Plans prepared by Bowman Consulting Group dated June 25, 2024, last revised September 10, 2024;
- One (1) Response Letter prepared by Bowman Consulting Group dated September 10, 2024;
- One (1) set of the Roadway Improvements and Roundabout Installation Plans prepared by Langan Engineering & Environmental Services, Inc. dated September 11, 2024; and
- One (1) set of the Existing Drainage Area Map prepared by Bowman Consulting Group dated June 25, 2024

1 University Plaza Drive, Suite 500
Hackensack, NJ 07601
P 201 883 1010 | F 856 273 8383
W primelaw.com

ADDITIONAL OFFICES

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

Linda Barbieri
September 12, 2024
Page 2 of 2

Upon your review of the enclosed documents, kindly advise if this Application can be deemed complete to proceed with the Township of Hopewell Planning Board for preliminary and final major site plan and subdivision approval.

Very truly yours,

Jason R. Tuvel

JRT:syc
Enclosures

Jason R. Tuvel, Esq.
Attorney for Applicant



September 10, 2024

Via hand delivery and email (lbarbieri@hopewelltwp.org)

Ms. Linda Barbieri
Department of Community Development
Township of Hopewell
201 Washington Crossing Pennington Road
Titusville, NJ 08560

**Re: Venue at Hopewell
US Home at Hopewell Urban Renewal, LLC
Preliminary and Final Major Subdivision and Site Plan
Nursery Road
Block 93, Lots 19, 20, 45.01, 46 & 60
Hopewell Township, Mercer County, NJ
BCG File # 081391-01-001**

Dear Ms. Barbieri:

Enclosed please find the following documents which are being resubmitted for completeness by the Planning Board in accordance with the recommendation contained on page 4 of the Banisch Associates, Inc. review letter prepared by Mark Kataryniak, PE to the Planning Board dated August 28, 2024.

1. One (1) sets of plans 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 06/25/2025, last revised 09/10/2024.

In response to the eight (8) conditions considered incomplete identified in the letter, I offer the following:

Preliminary Major Subdivision Checklist

Engineering

18. The applicant will provide traffic plans that contain cross sections for modifications to Nursery Road.
25. The applicant's engineer has provided the stream corridor delineation buffers and the correlating averaging on the revised set of plans.

Landscaping and Lighting

- 3f. The applicant's engineer has added a general note to delineate which areas are to be irrigated.

Preliminary Site Plan Checklist

Engineering

18. The applicant will provide traffic plans that contain cross sections for modifications to Nursery Road.
23. The applicant's engineer has provided the stream corridor delineation buffers and the correlating averaging on the revised set of plans.

Landscaping and Lighting

- 3f. The applicant's engineer has added a general note to delineate which areas are to be irrigated.
- 12g. The applicant's engineer has added lighting details for site identification signage to the plans.
13. The applicant's engineer has added a light pole foundation construction detail to the plans.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours

Bowman Consulting Group, Ltd.



Sean A. Delany, P.E., P.P., CME
Principal
sdelany@bowman.com

CC. Mitch Newman – Lennar
Wayne Birchler – Lennar

PRIME TUVEL & MICELI

ATTORNEYS AT LAW

June 28, 2024

VIA HAND DELIVERY

Township of Hopewell
Department of Community Development
201 Washington Crossing Pennington Road
Titusville, NJ 08560
Attn: Linda Barbieri, Development Coordinator

**RE: Venue At Hopewell
Preliminary and Final Major Subdivision and Preliminary and Final Major Site
Plan Application (“Application”)
US Home, LLC (“Applicant”)
61 & 137 Nursery Road, Scotch Road and Nursey Road, Hopewell, New Jersey
(“Property”)
Block 93, Lots 19, 20, 45.01, 46 & portion of 60**

Dear Ms. Barbieri,

This firm represents the Applicant with respect to the Application for the above-referenced Property. The Applicant is proposing a residential inclusionary development consisting of 600 age-restricted homes, which are comprised of 480 market rate units, 120 affordable housing units, and amenities.

Enclosed please find the following materials for review:

- One (1) set of the completed Application, Checklists and all attachments thereto;
- One (1) Survey prepared by Bowman Consulting Group dated October 15, 2019;
- One (1) set of the Preliminary and Final Major Site & Subdivision Plans prepared by Bowman Consulting Group dated June 25, 2024;
- Waiver and Variance Request List prepared by Bowman Consulting Group dated June 26, 2024;
- One (1) set of Architectural Plans prepared by Holliday Architects dated March 14, 2024;
- One (1) set of the Environmental Impact Statement prepared by Envirotactics dated June 20, 2024;
- One (1) set of the Traffic Impact Study prepared by Langan Engineering & Environmental

1 University Plaza Drive, Suite 500
Hackensack, NJ 07601
P 201 883 1010 | F 856 273 8383
W primelaw.com

ADDITIONAL OFFICES

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

- Services, Inc., dated May 6, 2024;
- One (1) set of the Community Impact Statement prepared by Richard B. Reading Associates, dated April 15, 2024;
 - One (1) set of the Stormwater Management Report prepared by Bowman Consulting Group dated June 25, 2024;
 - Will-Serve Letter from Ewing-Lawrence Sewerage Authority dated November 1, 2019;
 - Will-Serve Letter from PSE&G dated November 5, 2019 and December 11, 2019;
 - Will-Serve Letter from Comcast dated November 18, 2019;
 - Will-Serve Letter from Trenton Water Works dated November 25, 2019;
 - Will-Serve Letter from Elizabethtown Gas dated December 4, 2019;
 - Freshwater Wetlands Letter of Interpretation: Line Verification from the State of New Jersey Department of Environmental Protection dated April 13, 2022;
 - One (1) Corporate Disclosure Statement submitted by Applicant;
 - One (1) copy of the Proof of Payment of Taxes issued by the Township of Hopewell Tax Collector dated April 12, 2024;
 - One (1) copy of the Certified List issued by the Township of Hopewell Tax Assessor dated April 17, 2024;
 - One (1) electronic submission of the foregoing documents;
 - Applicant's completed Form W-9; and
 - One check of Applicant in the amount of \$145,625.00 representing escrow deposit

Due to the size of the proposed development, the escrow deposit outlined in the Application and Escrow Fee Calculation Form is calculated at \$372,954.26. Given that this is an inclusionary community and pursuant to the Applicant's correspondence with your office, an initial escrow deposit of \$145,625.00 is being submitted initially and Applicant will replenish as required. Further, please note that a check representing the application fee of \$6,120.00 will be promptly submitted under separate cover.

Upon your review of the enclosed documents, kindly advise if this Application is deemed complete to proceed with the Township of Hopewell Planning Board for preliminary and final major site plan and subdivision approval.

Very truly yours,

Jason R. Tuvel

JRT:syc
Enclosures

Jason R. Tuvel, Esq.
Attorney for Applicant



September 10, 2024

Via UPS and email (kronollo@hopewelltwp.org)

Ms. Katie Ronollo
Department of Community Development
Township of Hopewell
201 Washington Crossing Pennington Road
Titusville, NJ 08560

**Re: Venue at Hopewell
US Home at Hopewell Urban Renewal, LLC
Preliminary and Final Major Subdivision and Site Plan
Nursery Road
Block 93, Lots 19, 20, 45.01, 46 & 60
Hopewell Township, Mercer County, NJ
BCG File # 081391-01-001**

Dear Ms. Ronollo:

Enclosed please find the following documents which are being resubmitted for review by the Planning Board at the upcoming February meeting.

1. One (1) copy of plans 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 06/25/2025, last revised 2/14/2025, sheet numbers as follows:
 - a. Sheet 5 – Tree Removal Plan
 - b. Sheet 7D – Layout and Dimensioning Plan
 - c. Sheet 7E – Layout and Dimensioning Plan
 - d. Sheet 7G – Layout and Dimensioning Plan
 - e. Sheet 7I – Layout and Dimensioning Plan
 - f. Sheet 14 – Overall Landscape Plan
 - g. Sheet 22.1 – Sales Trailer and Model Home Park Site Plan
 - h. Sheet 22.2 – Temporary Coming Soon Signage Plan
 - i. Sheet 25 – Steep Slope Plan
 - j. Sheet 1 of 1 – Environmental Constraint Exhibit

Responses to select comments provided in the Township Redevelopment Engineer's Memorandum dated January 8, 2025, are provided below:

B. Zoning

2. On sheet 7D, the setback from Nursery Road to the single-Family Dwellings has been revised to be 75 feet minimum as required. The previous plans indicated a setback of 69 feet which would have required a variance. The variance has been eliminated.

C. Design Standards

7. [§17-106] Signs:
On Sheets 22 and 22.2, temporary sales signage has been added at three locations along Scotch Road and Nursery Road and onsite directional signage has been added showing directions to the sales office and model homes.

A total of 3 temporary real estate signs identifying lots/dwellings for sale in the proposed subdivision are proposed. Each sign 4'x5 in size, double sided, 20 SF in area per side. The following variances are requested:

- Sign area: 20 SF proposed vs. 10 SF permitted.
- Number of signs: 3 signs proposed vs. 1 sign permitted.

8. [§17-108] Streets:
 - a. The widths of all proposed rights of way are 50 feet except for the boulevard entrance at the roundabout which proposes an 80 foot right of way.
9. [§17-115] Stream Corridors:
 - a. The enclosed Environmental Constraints Exhibit and sheets 7D, 7E and 7G show the location of the Township Stream Corridor buffers associated with the Woolsey Brook Tributary and the Ewing Creek Tributary. Minor encroachments are proposed into the stream corridor buffer to accommodate proposed stormwater management facilities.
 - b. The exhibit has been revised to correctly show the stream corridor buffers onsite. Site grading and residential dwellings are located outside of all stream corridor buffers.
 - c. The Township Stream Corridor buffer attributable to the portion of Woolsey Brook tributary that traverses near the northern boundary of the subject property has been clearly shown on the plans.
10. [§17-116] Steep Slopes: Sheet 25 has been added to the set showing the steep slopes existing onsite and within the proposed limit of disturbance. The plan identifies the total area of slopes 0 to 15%, 15% to 25% and >25% onsite. There is no limit on disturbance of slopes between 0% and 15%. A maximum disturbance of 15% of slopes 15% to 25% is permitted. The development proposes to disturb 30% of these slopes. For slopes >25%, no disturbance is permitted. The development proposes 4,260 SF or 30% disturbance of such slopes. The disturbance is located along Nursery Road and is the result of roadway improvements along the property frontage. There are no slopes >25% within the remainder of the property.

D. Plan Comments

4. Layout and Dimensioning Plan

- g. Steep slope disturbance is shown on sheet 25 enclosed.
- h. Sheet 7D has been revised to show the stream corridor buffer location. The Environmental Constraint Exhibit shows the buffer reduction and compensation proposed.

7. Landscaping Plans

- a. Sheets 5 and 14 have been coordinated regarding the quantities of trees.
- b. A calculation of the total area of disturbance with the planting requirements of section 17-89-C-2 has been provided on Sheet 14. A waiver is required for compliance with the total shrubs required to be planted.
- c. On Sheet 14, the Ordinance requirement stated for 17-89.c.3 has been revised to indicate that not more than 20% of any one species shall be planted in any development. The proposed design will be revised to comply with this requirement.
- d. The species listed in the review letter will be replaced with species from the approved list.
- e. The plans will be revised to alternate tree species more frequently along the lengths of roads.
- f. The proposed shade trees will be relocated to be placed outside the public right of way less than the minimum 5 feet required. The trees will be setback a minimum 5 feet from the back of sidewalk. A waiver is requested. Putting the trees 5 to 10 feet off the right of way line will put them too close to the proposed dwellings which are setback 20 feet from the right of way.
- h. Per section 17-89.c.4:
 - a. 10% of parking area shall be landscaped. 6,448 SF of landscaping is required, and 6,891 sf is provided.
 - b. Shade trees shall be spaced 70 feet O.C. A waiver is required for the spacing within the parking lot for the affordable units where 50 feet O.C. spacing is provided.
 - c. A minimum 6-foot width is required for planting beds. The plans proposed planting beds that are 4 feet in width. A waiver is requested.
 - d. All planting islands shall be graded so as to create a depression relative to the surrounding parking lot, in essence creating a rain garden. A waiver is requested as the plans do not propose rain gardens in the parking lot islands.
- i. The dividing island in the parking lot is 6 feet in width.
- k. See item h. for response. A waiver is requested.
- o. The calculation for section 17-89.c.5 has been removed from sheet 14 Landscape Requirements table.
- p. The requirement for section 17-89.I has been removed from the Landscape Requirements table on Sheet 14.
- q. References to section 17-89.e.2 & f has been removed from the plans.

13. Sales & Construction Trailer Plan

- a. Sheet 22.1 has been revised to illustrate roadways to be constructed to enable access to the sales trailer and model homes.

Ms. Katie Ronollo
Venue at Hopewell
February 14, 2025
Page 4 of 4

- e. Sheets 22.1 and 22.2 has been revised to show all proposed temporary signage that will be employed on the property while the sales trailer is in operation.
- f. Details of the size, location and text of proposed temporary signage is provided on sheets 22.1 and 22.2.

Sheet 7I has also been revised to show the increased footprint of the proposed affordable housing units to accommodate 2-bedroom units on the ends of each building and the social gathering building addition.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours

Bowman Consulting Group, Ltd.



Sean A. Delany, P.E., P.P., CME
Principal
sdelany@bowman.com

CC. Mark Kataryniak – Twp redevelopment Engineer (w/ enclosures)
Mitch Newman – Lennar
Wayne Birchler – Lennar
Danielle Kinback – Prime Tuvel & Miceli
Creigh Rahenkamp, PP, AICP