



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



April 1st, 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) full set 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 3/31/2025.
2. One (1) copy of the Stormwater Management Report for Venue at Hopewell, dated December 17, 2024, last revised March 31, 2025.
3. One (1) full set of plans entitled "Preliminary and Final Major Subdivision 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 10/15/2019, last revised 03/31/2025.

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

B. Overall Comments/Deferred Completeness Items

1. Testimony has been provided on the intended phasing of construction.
2. An overall buildout schedule has been provided.
3. Nursery Road Improvements:
 - a. Mercer County Planning Board approval will be obtained.

- b. Testimony will 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.
 - c. A plan showing the jurisdictional boundaries shall be provided.
 - d. All portions of the improved Nursery Road will be contained within a right of way dedicated to Mercer County.
 - e. Any modifications made to County jurisdiction traffic signals will be approved by Mercer County.
4. [§17-69.2] Items to be provided on the subdivision Plat:
 - a. A tax map sheet reference for the affected parcels will be provided.
 - b. Roads and streams within 2,000 feet of the subject property will be shown.
 - c. Prior waste disposal systems on the property will be indicated.
 5. [§17-69.3.m] The text of any deed restrictions will be provided.
 6. [§17-88] All HOA documents and easements will be provided and recorded with the Mercer County Clerk's office.
 7. An update on the status of the pending litigation will be provided.
 8. Any restrictions imposed, will be submitted to the Planning Board Engineer and Attorney for review.
 9. An estimate of all on-site improvements intended to be dedicated to the public or planned to be monitored by a Homeowners Association will be provided.
 10. An estimate of all off-site improvements will be provided to the Board Engineer for review.
 11. Metes and Bounds descriptions will be provided for all right of way dedications.
 12. A Developers Agreement will be entered with the Township.

C. Zoning

1. The property will comply with §17-174 of the Hopewell Township Land Use and Development Ordinance (LUDO).
2. The variance has been eliminated.
 - a. 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.
3. No response required.

C. Design Standards

1. [§17-76.f] Testimony and documentation have been provided 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 requested for the maximum number of homes contained within a single block.

3. [§17-82.12] Deed notices will be provided for all the stormwater management measures proposed within the development.
4. [§17-89] Landscaping: The technical plan comments contained within this report have been referred to for landscaping items.
5. [§17-90] Lighting: The technical plan comments contained within this report have been referred to for lighting items.
6. [§17-105] Sight Triangles: All required sight triangles will be labeled on the Layout and Dimension Plans, Grading Plans and Subdivision Plat.
7. [§17-106] Temporary sales signs will be installed for this project.
8. [§17-108] Streets:
 - a. All proposed right of way widths have been labeled on the plans to confirm compliance with Item 3.1, and RSIS requirements. The widths of the proposed rights of ways have been added to the Layout & Dimensioning Plans for all streets that will be dedicated to Hopewell Township.
 - b. The applicant will 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 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

1. General Notes

- a. The proposed dimensions listed in the zoning compliance table indicate the “minimum” requirements and have been shown on the Layout and Dimensioning Plans.
 - b. The parking requirements section of the table matches the various building type / bedroom mix in the architectural plans submitted with the application.
 - c. A parking calculation for the number of ADA parking spaces has been provided and demonstrated on the plans that the required spaces are distributed proportionally to the various multi-family dwellings.
 - i. The plans illustrate sixteen ADA parking spaces being provided.
2. ALTA/NSPS Land Title Survey
- a. Areas containing steep slopes will be clearly labeled on the plan.
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) is now shown inside the limits of the 150’ stream corridor buffer.
 - b. The stream tributaries and Township Stream Corridor buffers are 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 labeled on the plans.
 - b. The Woolsey Brook and the Ewing Creek tributaries are labeled on the plans.
 - c. All residential lots with atypical setback dimensions have been individually dimensioned on the plans.
 - d. Setback dimensions have been provided to all multifamily buildings and amenity buildings shown on the plans.
 - e. The plans now 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 has been labeled and identified.
 - g. Any disturbance of steep slopes as a part of the construction has been identified on the plan and quantified.
 - h. The limits of all Flood Hazard Areas have been clearly depicted on the plans.
 - i. 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 will be provided on the roadway improvement plans. Channelizing striping will 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 now shown on the plan. The existing poles intended to be maintained have been identified to ensure that necessary clearances to the proposed improvements are maintained.
- k. The reference to constructing a down ramp for bicycles, Sheet 7A, Sta. 65+00, Right, will be clarified on the roadway improvement plans.
- l. Dimensioning on Nursery Road is provided on roadway improvements plans 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, will be re-evaluated as part of the roadway construction plans.
- n. A shared-use path is proposed on only one side of the roadway. The width of the path is per County requirements.
- o. All proposed regulatory signage and traffic striping has been shown throughout the site.
- p. Five (5) foot bypass areas have been added to the 4' sidewalks per ADA regulations.
- q. The shared-use path on both sides of Road B, shown on Sheet 7C, will be tapered to a conventional sidewalk onsite.
- r. Right of Way lines have been labeled and dimensioned for all roadways, and all roadways will be dedicated to the Township.
- s. Testimony will be provided for traffic circulation for service vehicles onsite.
- t. Traffic circulation plans for fire trucks have been provided in the plan set.
- u. The vehicle circulation exhibits show the location of the proposed site lighting to confirm that the light poles are not in conflict with the turning vehicles.
- v. The applicant will 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.
- w. The shaded area on Sheet 7D labeled Stream Corridor Buffer Reduction, located at the upper end of the stream and stream corridor, has been adjusted.
- x. The limits and extent of the different types of curbing have been clearly indicated on the plans. The limits of County Standard curb should be clearly delineated.

5. Grading, Drainage and Utilities

- a. Additional grading detail will be provided at the bicycle ramps on the roadway improvement plans.
- b. The grading notes for the ADA ramps, at the roundabout, have been revised to be more legible.
- c. Additional detail on the base mapping has been provided and clarified.
- d. The proposed roadside grading near the north side of the roundabout, and the tie-in points to the existing grading has been clarified.

- e. The stream corridor encroachment on Road B (Station 24+50 to 26+00, Right) has been labeled and quantified.
- f. Grades and heights have been labeled for the proposed retaining walls.
- g. The proposed grading at SWM Basins 53 & 54 has been revised.
- h. The cross slopes of the proposed sidewalks and all areas between the burb and proposed ROW lines have been designed at a 2% cross slope.
- i. Additional detail of the grade transitions, from proposed to existing, on the roadway segments crossing the gas line easement have been provided.
- j. Grading and dimensioning for emergency spillways at the stormwater basins has been provided.
- k. Additional detail has been provided on how the basins and the critical structures within the basins will be maintained.
- l. Grading transitions at SWM Basin #7 have been clarified.
- m. Fall protection along retaining walls, if required by applicable building codes, has been indicated on the plans.
- n. The plans indicate the locations for fencing around the basins versus guide rail, to match the detail contained within the plan set.
- o. Additional grading detail has been provided along the proposed retaining wall separating the dwellings on Roads E & F, Sheet 8G.
- p. The limits of tree clearing, and wetlands disturbance have been more clearly illustrated on the plans.
- q. Township Stream Corridor buffers and Riparian Zones have been clearly labeled on the plan sheets.
- r. The orientation of the headwall within SWM Basin #58 has been revised to increase clearance to the retaining wall.
- s. Basin access areas have been clearly indicated on the plans.
- t. Emergency spillways for the proposed basins have been designed in accordance with §17-82 and have been clearly labeled on the plans.
- u. Retaining walls located along the side of public roadways, within clear zones will contain appropriate vehicle guide rails conforming to AASHTO Roadside Design requirements.
- v. All retaining walls exceeding four feet in height will be accompanied with a foundation design certified by a NJ Licensed Professional Engineer as a condition of approval.
- w. Regrading has been provided near the side slope on a portion of SWM Basin #3.

- x. The Grading Plans have been revised to provide 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 have been revised to provide adequate access routes for maintenance access.
- z. Storm sewer easements will be provided where the drains are proposed across proposed lots.
- aa. Details have been provided for the inlets proposed within the rear yards of the properties.
- bb. The plans will be revised to 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 have been shown on the plans.
- dd. Storm manhole conflicts listed in the review letter have been addressed.
- ee. All proposed stormwater piping located outside of public rights of way has been contained within defined easements.
- ff. Discrepancies have been addressed between the Grading Plans and Drainage Plans regarding the locations and limits of retaining walls.
- gg. Limits of scour / conduit outlet protection at headwalls have been shown on the plans.
- hh. The total limits of disturbance within the Wetlands and Wetland Transition areas will be quantified.

6. Roadway Profiles

- a. Overlapping notes and text have been corrected for clarity.
- b. Grading call-out notes have been revised.
- c. Proposed storm inlets have been placed at low points in the road.
- d. Curve information has been provided for the Road 6 profile.
- e. Concrete encasements have been shown on the profiles where minimum clearances between the storm and sanitary lines are not achieved.
- f. Class V RCP will be specified for segments of the storm pipe where minimum cover requirements are not met.
- g. The proposed sanitary sewer mains have been revised to minimize sewer depths.

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.
 - g. Proposed lighting will be shown.
 - h. Per section 17-89.c.4:
 - i. 10% of parking area shall be landscaped. 6,448 SF of landscaping is required, and 6,891 sf is provided.
 - ii. 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.
 - iii. 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.
 - iv. 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.
 - j. The light poles will be revised.
 - k. See item h. for response. A waiver is requested.
 - l. Areas of irrigation will be delineated on the plans.
 - m. Typical foundation planting details will be provided.
 - n. Dimensioning/spacing will be provided for proposed trees.
 - 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.l 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.
 - r. Tree protection areas will be shown.
 - s. Comment relates to Environmental Commission Comments.
8. Nursery Road Improvement Plans
- a. The limits of the roadway improvements along Nursery Road will match the limits of pavement resurfacing contained on the Layout and Dimensioning Plans.
 - b. The proposed 7'-wide shared use path, between stations 14+50± and 24+00±, will provide adequate width for a two directional shared use path in accordance with AASHTO Standards.
9. Soil Erosion and Sediment Control Plans
- a. The proposed soil erosion measures, silt fence and super silt fence, has been labeled on

each of the plan sheets.

- b. The Limits of Disturbance line encompasses all of the disturbed areas proposed.
- c. Additional silt fence has been provided along the environmentally sensitive areas and stream corridor buffers.
- d. Construction fencing has been provided along the limits of disturbance adjacent to stream corridors and environmentally sensitive areas, with adequate dimensioning and recoverable field ties.
- e. The plans will be revised to provide any proposed construction phasing of the project.
- f. Stockpile areas have been shown on the plans.
- g. Inlet protection has been provided on all drainage structures throughout the project limits.
- h. Certification required by Mercer County Soil Conservation District.
- i. The stockpile location for topsoil has been indicated on the plan.

10. Lighting Plans & Details

- a. The proposed site identification sign has been shown and dimensioned on the plans and will include the proposed sign lighting details.
- b. Lighting at the sanitary sewer pump station and details on the lighting controls will be provided.
- c. Details of the proposed lighting fixtures will be provided for the lights used in the site identification sign.
- d. The lighting poles on the truck turning templates have been shown at the intersections and the proposed roundabout to ensure that the lighting poles are not in areas susceptible to motor vehicle strikes.
- e. Indication on if all of the lighting in the amenities area will operate on the same (dusk to dawn) schedule will be confirmed during testimony.
- f. The applicant will discuss the need for lighting along the portions of Nursery Road that contain the bicycle/shared use path during testimony.

11. Construction Details

- a. Guide rail details for roadside clear zone protection will be shown and detailed on the retaining wall sections, where required.
- b. Details have been provided for the proposed yard inlets.

12. Pump Station Control Building Details

- a. All proposed exterior lighting, and the method of controls, will be shown on the plans.
- b. Details of the motion-actuated fixtures shown on the building exterior will be provided.
- c. The planned location of the electrical service for the pump station control buildings will be provided.

- d. The planned location of the gas service for the emergency generator pad will be identified.

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.
- b. An estimated schedule of when the trailers will be installed on the site relative to the start of earthwork and other construction operations will be provided during testimony.
- c. An estimated duration for the installation and use of the trailers will be provided during testimony.
- d. It will be indicated during testimony if any temporary lighting will be installed for the trailer areas and provide details on the type of lighting and intended operation.
- e. Sheets 22.1 and 22.2 have 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.

14. Architectural Plans

- a. The typical lighting shown on the plans will cross-reference the Lighting Plans and Details contained in the Site Plan set and be consistent with the same.
- b. Testimony will be provided regarding the plans depicting the different house models and elevations.
- c. Updated plans will be provided.
- d. The number of stories will be confirmed.
- e. Revised architectural plans will 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. Addressed below.

Responses to select comments provided in the Township Engineer's Memorandum from Van Cleef, dated October 10, 2024, are provided below:

III. Subdivision Comments

General Comments

- Applicant will consolidate all existing lots into one new lot and roadway dedication will be done with the new lot number.
- New lot and block numbers will be obtained from the Hopewell Township Tax Assessor's Office and conform to the NJ Tax Map Rules and Regulations. The new block numbers have been in sequential order and two decimal places.

- This has been clarified.
- It is required to have the Freshwater Wetlands/Water Boundary NJDEP File Number along with Ref.#8 to be shown on all of the affected sheets.
- Delta angle have been provided in the curve table for all curves.
- All roads are proposed to be dedicated to the Township.
- The new block number and lot numbers will be shown upon approval.
- Applicant has provided closure calculations for all roads, lots, open space, etc.
- All outbound corners have been 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 have been provided.

Sheet 1/13

2. All outbound corners have been monumented.
3. The plan has been revised to show what corners are off and by how much.
4. The 50' Wide Access Easement is in Favor of Lot 45.01 (not 45) Block 93 (not 3). The easement being vacated.
5. Lot 6.01, Block 93 has been corrected.

Sheet 2/13

1. The ROW width for Road G has been 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 has been revised from proposed monument to proposed monument.
3. Block, Lot number and area in the Open Space area has been provided.
4. The proposed Block Limit Lines has been shown.
5. Existing ROW (Survey S3°-37'-17" E) line and proposed ROW (S3°-32'-46" E) are not parallel. This discrepancy has been clarified.
6. The distance between existing and proposed ROW has been shown.
7. Ref.#5 regarding "Approximate Location Slope E.W" has been shown.
8. All required proposed monumentation are shown as per the Map Filing Law.
9. All existing found monuments, pins, stone, etc. are 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 has been labeled.
2. The open space lot numbers and areas in Blocks 93.001, 93.008, and 93.007 has been added to the plan.
3. What is the POB Easement that is shown in Scotch Road? This has been clarified, removed, or revised.
4. The Block Limit lines has been shown.
5. Nursery Road has been labeled.
6. The existing curve data at Road B has been shown.
7. All required proposed monumentation has been shown as per the Map Filing Law.
8. The found DOT monument is on the existing eastern ROW line of Nursery Road. It has been corrected.

Sheet 4/13

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

Sheet 5/13

1. The Block Limit lines has been shown.
2. The plan has been revised to provide Lot numbers and areas for the Open Space.
3. The plan is noted.

Sheet 6/13

1. ROW widths on all roads have been labeled.
2. Road E at the Match Line have been labeled.
3. The Lot and Block numbers are labeled between Lots 16-19 and Lots 20-22, below Road F.
4. The bearings along Lots 20-23 at Road 11 and Road D have been revised.
5. All required proposed monumentation has been shown as per the Map Filing Law.

6. The curve information for C25 and C27 in Curve Table is revised and correct.
7. The discrepancy has been revised.
8. The plan has been updated to reflect this.
9. The discrepancy has been revised.
10. The plan has been revised to clarify.
11. The Lot numbering is not sequential, on Road 11-Lot 200, Road 10-Lot 87. Lot numbers has been labeled per the Township Tax Assessor.
12. The Block Limit lines has been 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. Number '14' has been removed from easement area on all sheets.
2. The Block Limit lines has been 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') has been added to the plan.
4. The curve data for C36 in Curve Table on sheet 2 is updated.
5. The three 'N85°-26'-18"E 929.55' (SURVEY)' has been removed along the northern tract property line.
6. The plan has been revised to provide the correct Block and Lot.
7. The monumentation on the northern outbound property line and has been added to the plan.
8. ROW widths on all roads have been labeled.

Sheet 8/13

1. '(SURVEY)' has been removed from the existing ROW line.
2. 'Roadway Dedication to County of Mercer' with metes and bounds, area and distance from centerline has been noted.
3. The distance at apparent ROW dedication (13.86'?) is added to the plan.
4. This discrepancy has been revised.

Sheet 9/13

1. ROW widths for all roads and provide road names has been labeled.
2. The discrepancy has been revised.
3. The discrepancies have been revised.
4. The discrepancies have been revised.
5. The Lot number for the remaining Open Space with area in the vicinity of Block 93.003, Lots 11-19 has been added to the plan.
6. The plan has been revised to address.
7. Number '14' from easement area has been removed.
8. Bearings and distances along northern and southern 50' Wide ROW Easement (462.51' and 1667.62') have been removed.
9. The lot area for Lot 1, Block 93.003 has been 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 has been added to the plans.

Sheet 10/13

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

Sheet 11/13

1. Curve data and adjacent straight distance along Nursery Road has been reviewed and verified.
2. The Block Limit lines has been shown.

Sheet 12/13

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

Sheet 13/13

1. Curve data for cul de sac curve between Lot 114 and Lot 113, Block 93.001 has been provided.
2. Bearings for Lots 114, 115, 116, 118, 110, 185, 183, Block 93.01 has been provided.

Responses to select comments provided in the Township Engineer's Memorandum from Van Cleef, dated January 7, 2025, are provided below:

III. Stormwater Management Comments

1. The stormwater management design has utilized the maximum lot coverage per zoning code for the analysis when performing impervious surface calculations to account for future additions to the lots.
2. Plans have been revised to provide clear labeling of all drainage features.
3. Proposed land cover calculations have been checked and revised.
4. Plans have been revised to depict proper symbol for the storm sewer network.
5. Flood hazard areas have been shown on the grading plan and utility plan Sheets.
6. The storm sewer design has been revised.

7. The inverts of any device on the outlet structure have been provided.
8. Outlet conduit protection has been provided for all outlet locations.
9. Grading has been revised to provide adequate cover to pipes.
10. A minimum of a tenth of a foot drop from invert in and invert out has not been provided for all drainage structures. Capacity calculations are provided showing capacity is acceptable.
11. The width of embankments has been revised in accordance with Appendix A10 of the Standards for Soil Erosion and Sediment Control In New Jersey.
12. The plans and report have specified each basin that has an underdrain or infiltrates.
13. Soil log location and identifying number have been provided on the drainage area maps, grading plan and utility plan.
14. Maps have been revised so that the extent of analysis is consistent.
15. Bypass areas have not been included in the drainage area maps as they are bypassing the systems and have no effect on the design.
16. Only one north arrow is shown on the plans.
17. A subdrainage area map has been provided showing the drainage area to each BMP.
18. An inlet area map has been provided showing the drainage area to each inlet.
19. Time of concentration calculations have been provided.
20. Impervious and pervious time of concentration paths have been shown separately and labeled accordingly on the drainage area maps.
21. The curve numbers for post development calculations currently use good and has been revised to use poor conditions.
22. A table for both current and future existing runoff conditions have been provided.
23. The report has provided the correct rainfall frequencies for the current and future storm events.
24. The calculations have been revised using the correct storm frequencies.
25. A Stability analysis has been performed for each point discharge.

26. Print outs of the HydroCAD Hydrograph tables and basin profiles have been provided in the Stormwater Management Report.
27. Storm sewer profiles with hydraulic grade line have been provided.
28. Test results will be reevaluated under the most current standards for compliance.
29. Soil testing has not been updated since the original testing in December of 2023.
30. A groundwater recharge analysis has been provided.
31. A groundwater mounding analysis have been provided for all infiltration BMPs.
32. Emergency spillways shall be shown on the plans and sizing calculations have been provided.
33. The types of basins proposed has been clarified on the plans and in the report.
34. All stormwater Basins should have been revised to comply with the safety standards, as necessary.
35. The design has been revised to comply.
36. Plan has been revised to show entire Outlet Control Structure table.
37. Outlet Control Structure elevations have been provided on the detail.
38. The plans and report have been revised to be consistent.
39. Invert elevations of have been revised.
40. OCS have been repositioned or inverts lowered to provide adequate cover for the discharge pipe.
41. Inverts have been revised to provide adequate cover.
42. The pipe conflicts have been revised.
43. Rim elevations have been revised, as necessary.
44. Drainage easements will be provided for storm sewer structures and pipes traveling through lots.
45. Profiles of the storm sewer network have been provided showing the structure and pipe elevations and slopes, existing and proposed grade, and utility pipe crossings.
46. Clarification has been made regarding the dashed contours on sheet 10A.

- 47. All proposed contours have been tied into existing grade.
- 48. All storm sewers will be installed outside the proposed 50-foot right-of-way gas easement.
- 49. The plans have shown the full stream corridor buffer.
- 50. Clarification has been made regarding the grading of the curbed island on Sheet 10C.
- 51. Testimony will be provided.
- 52. The tree line has been revised and the existing tree line to remain shall be shown.
- 53. Floor elevations have been provided.
- 54. The outlet control structures have been revised.
- 55. Text conflicts between drainage labels and the floor elevations of structures have been resolved.
- 56. It has been clarified that they are graded basins.
- 57. Existing contour labels have been provided on the drainage plans.
- 58. Grading has been revised.
- 59. Grading has been revised to create positive drainage.
- 60. If basins have an underdrain network the underdrains have been shown on the plans.
- 61. Grading has been revised to remove the contour from the building.
- 62. Grading around wingwalls at discharge locations has been revised to provide cover for the pipes.
- 63. The pipe network has been revised, as necessary.
- 64. The pipe traveling underneath Basins 24, 25, and 26 has been relocated to avoid traveling under any other stormwater features.
- 65. More information within the area has been provided confirming that there will be positive drainage on site.

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

Very truly yours

Ms. Katie Ronollo
Venue at Hopewell
April 01, 2025
Page 19 of 19

Bowman Consulting Group, Ltd.



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

CC. Mark Kataryniak – Twp redevelopment Engineer (w/ enclosures)
Jim Bash – Van Cleef (w/ enclosures)
Mitch Newman – Lennar
Wayne Birchler – Lennar
Jason Tuvel – Prime Tuvel & Miceli
Danielle Kinback – Prime Tuvel & Miceli
Creigh Rahenkamp, PP, AICP
Karl Pehnke - Langan