



TOWNSHIP of HOPEWELL
MERCER COUNTY

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

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

APPLICATION AND RELATED
DOCUMENTS

Stevens & Lee

510 Carnegie Center Drive, Suite 400
Princeton, NJ 08540
(609) 243-9111
www.stevenslee.com

T: (609) 243-6424
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ryan.kennedy@stevenslee.com

January 20, 2026

BY FEDERAL EXPRESS

Township of Hopewell Planning Department
201 Washington Crossing Pennington Road
Titusville, NJ 08560
Attn: Katie Ronollo, Assistant Community Development Coordinator

Re: Unitarian Universalist Congregation of Princeton ("Owner and Applicant")
Site Plan Amendment Application (PB 24-013 memorialized on October 17, 2024).
165 Stony Brook Road – Block 21, Lot 15 (Zoning District: MRC)

Dear Katie:

I hope all is well! As you are aware, we represent the owner-applicant in the above-mentioned matter that received site plan approval for a green burial project in 2024. As discussed recently with the Township's professionals, the applicant is seeking an amendment to the approval to revise and simplify the parking area design. For the amendment, please find enclosed the following materials for submission:

1. Planning Board/Zoning Board Application form;
2. Preliminary Site Plan Checklist and Final Site Plan Checklist, each with attached waiver requests;
3. Escrow Agreement;
4. Consent to Entry Form;
5. Signed and sealed engineering plans titled "Amended Preliminary/Final Site Plan Green Burial Parking Area dated January 9, 2026;
6. Check number 1299 in the amount of \$700 to cover the application fee and check number 1300 in the amount of \$3,000 to cover the escrow fee along with a W9 and corporate disclosure (note that the applicant is a nonprofit and does not have owners).

Proof of payment of taxes has been requested by the Tax Collector (which has been classified as exempt under property class 15E). Copy of email correspondence has been included. Electronic copies of the enclosures will be provided separately via email. As always, I look forward to working with you and the Township's land use professionals and should you need anything further, please do not hesitate call me at 609.243.6424.

Very truly yours,

STEVENS & LEE


Ryan P. Kennedy

RPKE:bbu



TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road
Titusville, New Jersey 08560-1410
Phone 609.737.0605 Ext. 6640

PLANNING BOARD & ZONING BOARD APPLICATION

Date: <u>January 20, 2026</u>			
Block: 21	Lot: 15	Zoning District: MRC	Tax Map Sheet:
Work Site Location / Address: 165 Stony Brook Road, Hopewell Township, NJ 08525			
Project Name: Unitarian Universalist Church of Princeton - Green Burial Cemetery			
Property Owner Name: Unitarian Universalist Congregation of Princeton			
Property Owner's Address: 50 Cherry Hill Road, Princeton, NJ 08540			
Property Owner's Phone Number:			
<i>I have reviewed this application and accompanying documentation and consent to the filing of the same with the Hopewell Township Planning/Zoning Board.</i> Emma Moore, Pres. of Board of Trustees			
Property Owner's Signature: <u>[Signature]</u>			
Applicant's Name: * SAME AS OWNER *			
Applicant's Address:			
Applicant's Phone Number:			
Applicant's Email:			
<i>(correspondence will be emailed unless otherwise requested)</i>			
Contact or Agent's Name (this is the primary point of contact for the application): Ryan P. Kennedy			
Contact or Agent's Address: Stevens & Lee, P.C. - 510 Carnegie Center Drive, Suite 400, Princeton, NJ 08540			
Contact or Agent's Phone Number: 609-243-6424			
Contact or Agent's Email: ryan.kennedy@stevenslee.com			
<i>(correspondence will be emailed unless otherwise requested)</i>			
<i>I do hereby consent to the filing of this application and appoint <u>Ryan P. Kennedy</u> to perform all duties as may be required to prosecute this application before the Hopewell Township Planning/Zoning Board. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by Hopewell Township with regard to this matter.</i>			
Applicant's Signature: <u>[Signature]</u> Emma Moore, Pres. of Board of Trustees			
<i>I do hereby accept the responsibilities as agent for this application.</i>			
Contact or Agent's Signature: _____			
Name of Preparer of Plans: Abd Elazeem 'Azeem' Youssef, PE, CME - Boswell Engineering			
Preparer of Plans Address: PO Box 571, 180 Main Street Chester NJ 07930			
Preparer of Plans Phone Number: 908-879-6209			
Preparer of Plans Email:			

Architect's Name: *N/A*
Architect's Address:
Architect's Phone Number:
Architect's Email:

Attorney's Name: Ryan P. Kennedy, Esq.
Address: Stevens & Lee, P.C. - 510 Carnegie Center Drive, Suite 400, Princeton, NJ 08540
Phone Number: 609-243-6424
Email: ryan.kennedy@stevenslee.com

Application Type (check all that apply):

- ☐ Appeal of decision of Zoning Officer (Zoning Board only)
- ☐ Concept Review with Board (Planning Board only)
- ☐ Conditional Use Permit (Planning Board only)
- ☐ Extension of time (specify)
- ☐ Final Major Subdivision (total lots = _____)
- ☐ Final Site Plan (_____ SF of proposed improvements & number of dwelling units _____)
- ☐ General Development Plan (Planning Board only)
- ☐ Minor Subdivision (total lots = _____)
- ☐ Plan resubmittal due to incompleteness determination
- ☐ Preliminary Major Subdivision – 10 or fewer lots (total lots = _____)
- ☐ Preliminary Major Subdivision – more than 10 lots (total lots = _____)
- ☐ Preliminary Site Plan – >10ac. and/or >10 dwelling units (_____ SF of proposed improvements & number of dwelling units _____)
- ☐ Preliminary Site Plan – 10 ac. or less and 10 du or less (_____ SF of proposed improvements & number of dwelling units _____)
- ☐ Request for Interpretation of Zoning Ordinance (Zoning Board only)
- ☒ Site Plan Amendment
- ☐ Site Plan Waiver
- ☐ Technical Review with Professionals
- ☐ Variance – bulk or “c”
- ☐ Variance – use or other “d” (specify which) (Zoning Board only)
- ☐ Other (specify)

Provide a description of the project, or reason for appeal. Attach additional sheets as needed:

Applicant proposes a modification to the previously approved site plan, revising the and simplifying the proposed parking area.

TOWNSHIP OF HOPEWELL

FINAL SITE PLAN CHECKLIST

Applicant's Name: Unitarian Universalist Church of Princeton

Site Block and Lot: Block 21 Lot 15

Site Address: 165 Stony Brook Road, Hopewell Township NJ

Signature and Name of Person Preparing Checklist: 

Ryan P. Kennedy, Esq.
Name

January 20, 2026
Date Signed

All documents must be submitted in hard copy and pdf.

Administrative

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
	Submit one hard copy and pdf of documents and plans for Completeness Determination.		
<u>X</u>	1. Submitted within published "window for submission."		___
<u>X</u>	2. Completed Application Forms, including Corporation or Partnership Disclosure Affidavit.	<u>3</u>	___
<u>X</u>	3. Payment of Required Fees.		___
<u>X</u>	4. Completed Escrow Agreement.	<u>3</u>	___
<u>X</u>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	<u>3</u>	___
<u>X</u>	6. Completed Consent to Entry Form.	<u>3</u>	___
<u>X</u>	7. Completed Final Site Plan Checklist.	<u>3</u>	___
<u>X</u>	8. Completed "Design Waiver Request" form.	<u>3</u>	___
<u>X</u>	9. Certificate of Ownership.	<u>3</u>	___
<u>X</u>	10. Final Site Plans(s) folded, collated, bound, signed, and sealed with a common date of issue and revision.	<u>3 full size and 15 to-scale half size</u>	___
<u>W</u>	11. Copy of resolution of Preliminary Site Plan approval.	<u>3</u>	___
<u>W</u>	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.	<u>3</u>	___

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
<u>W</u>	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.	<u>3</u>	—
<u>W</u>	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.	<u>3</u>	—

<i>Appl. Use Only</i>			<i>Twp Use Only</i>
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Health

<u>W</u>	1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist.		—
<u>W</u>	2. Final septic system design criteria and grading shown on "Sewage Disposal and Water Supply Plan.		—
<u>W</u>	3. Proof of submission of Treatment Works or NJPDES permit applications for any wastewater disposal method or system not in compliance with NJAC 7:9A., any system proposing to discharge more than 2,000 gallons per day, or any proposed connection to a public sewer system requiring a Treatment Works permit application.		—

Engineering

<u>W</u>	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.		—
<u>W</u>	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.		—
<u>W</u>	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.		—
<u>W</u>	4. Metes and bounds descriptions for all right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; and common driveway easements.		—
<u>W</u>	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.		—
<u>W</u>	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.		—

Appl.
Use
Only

Twp
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Only

- | | | | |
|----------|-----|--|-------|
| <u>W</u> | 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. | _____ |
| <u>W</u> | 8. | All project identification sign sizes, mounting details, lighting, and lettering type and sizes. | _____ |
| <u>W</u> | 9. | Block and Lot numbers approved by Tax Assessor. | _____ |
| <u>W</u> | 10. | Copies of all Federal, State, County and local permits obtained as part of preliminary approval. | _____ |
| <u>W</u> | 11. | Details of all outdoor light fixtures not included with Preliminary Site Plan Approval, including building mounted fixtures and illuminate signage. Fixture details shall include: | |
| <u>W</u> | a. | Manufacturer's catalog cuts, indicating lamping and including all accessory components. | _____ |
| <u>W</u> | b. | Photometric report with graphic candela illustrating vertical distribution from nadir to 180 degrees. | _____ |
| <u>W</u> | c. | Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles. | _____ |
| <u>W</u> | 12. | Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include: | |
| <u>W</u> | a. | Initial horizontal illumination levels indicated on a maximum grid spacing of 10'. | _____ |
| <u>W</u> | b. | Maintained horizontal illumination levels indicated on a maximum grid spacing of 10'. | _____ |
| <u>W</u> | c. | Location and mounting height for each fixture. | _____ |
| <u>W</u> | d. | Schedule of operation and method used to control each fixture. | _____ |
| <u>W</u> | 13. | Calculation summary to include: | |
| <u>W</u> | a. | Minimum maintained horizontal illumination (fc). | _____ |
| <u>W</u> | b. | Average maintained horizontal illumination (fc). | _____ |
| <u>W</u> | c. | Maximum maintained horizontal illumination (fc). | _____ |
| <u>W</u> | d. | Maximum-to-minimum Uniformity Ratio. | _____ |
| <u>W</u> | e. | Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc). | _____ |
| <u>W</u> | f. | Maximum maintained vertical illumination at 5' above grade of property line (fc). | _____ |
| <u>W</u> | g. | Average maintained vertical existence of signage (fL). | _____ |
| <u>W</u> | h. | Average initial horizontal illumination (fc). | _____ |

Appl.
Use
Only

Twp
Use
Only

Planning

- | | | |
|----------|--|-------|
| <u>W</u> | 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. | _____ |
| <u>W</u> | 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. | _____ |
| <u>W</u> | 3. 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. | _____ |
| <u>W</u> | 4. 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. | _____ |
| <u>W</u> | 5. 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 lighting at a scale of not smaller than 1" = 50' each facility location. | _____ |
| <u>W</u> | 6. All project identification sign sizes, mounting details, lighting, and lettering type and sizes. | _____ |
| <u>W</u> | 7. Block and Lot numbers approved by Tax Assessor. | _____ |
| <u>W</u> | 8. Copies of all Federal, State, County and local permits obtained as part of preliminary approval. | _____ |

TOWNSHIP USE ONLY

Application Reviewed By: _____ Date: _____

Recommendation: _____
complete/incomplete

TOWNSHIP OF HOPEWELL

CHECKLIST SUBMISSION AND DESIGN WAIVERS REQUEST FORM

Date: January 2026	
Block: 21	Lot: 15
Property Address: 165 Stony Brook Road, Hopewell Township NJ	
Name of Project: Unitarian Universalist Church of Princeton – Green Burial Cemetery (Amended Site Plan)	
Name of Applicant: Unitarian Universalist Church of Princeton	

This form is an integral part of any development checklist submitted to the Township of Hopewell wherein waivers from design standards or submission waivers from application checklist items are requested. This form must be completed for all requested waivers and submitted with the application in order for the application to be considered complete. It is the applicant's responsibility to complete this form in order for proper consideration to be given to the request. Adequate documentation and support data shall be provided with the request in order for the Township to determine the appropriateness of the request. Where technical references or support data are given, the request form shall be signed and sealed by the appropriate professional. Attach additional sheets as necessary.

Checklist Item or Design Standard Reference	Explanation and Support Data for Waiver Request	Township Use Only Approved (A) Denied (D)
	PRELIMINARY SITE PLAN CHECKLIST	
	FINAL SITE PLAN CHECKLIST	
	*** (Please see Attached Sheets)**	

PRELIMINARY SITE PLAN CHECKLIST

Admin 12	There will not be a significant increase in traffic on Stony Brook Road as only 6 to 8 funerals are expected a year.
Admin 13	An EIA Is not required for projects with less than 10 acres.
Admin 14	The project is a Minor Development, in accordance with the Township Stormwater Regulations. Therefore, no stormwater management is required.
Admin 15	A Fiscal Impact Data Sheet is not required for projects less than 10 acres in size.
Admin 16 & 18	There is no existing well on site.
Admin 17, 19 & 20	There is no existing septic system that serves the site and no system proposed.
Admin 21	The proposed project is not within the vicinity of any wetlands or wetlands transition areas. Therefore, no NJDEP pre-application meeting or LOI is required.
Admin 22	The proposed project is not within the vicinity of any wetlands or wetlands transition areas. Therefore, no wetlands report or wetlands delineation is required.
Admin 23	No utilities are necessary for the site.
Health 1,2,3,4 5,6,7,8,9 and 10	There are no existing or proposed wells or subsurface sewage systems onsite.
Eng 4f	The proposed improvements do not require a profile.
Eng 4g	See Health response.
Eng 4h	No landscaping is proposed.
Eng 12	No storm drains, swales, etc. are proposed.
Eng 13	No stormwater basin is proposed. The site improvements are considered a minor development. Therefore, no stormwater management is required.
Eng 14a-g	No stormwater basin is proposed. The site improvements are considered a minor development. Therefore, no stormwater management is required.
Eng 15	No stormwater conveyance is proposed as part of this project. Therefore, no hydraulic calculations are required.

Eng 17	See response to Admin 22.
Eng 18	No road widening is proposed.
Eng 19	See response to Admin 12.
Plan 4	No buildings requiring a design are proposed.
Plan 7 & 10	There are no historic or cultural features around this site.
Plan 8	The project is not a housing development.
Land & Light 1,2,3,4,5, 6,7,8,9,10,11,12 & 13	No landscaping or lighting is proposed.

FINAL SITE PLAN CHECKLIST

Admin 11 & 12	This is combined Preliminary and Final application.
Admin 13 & 14	<i>See response to Preliminary Admin 23.</i>
Health 1,2 & 3	<i>See response to Preliminary Health.</i>
Eng 1 & Plan 1	This is combined Preliminary and Final application.
Eng 2 & Plan 2	<i>See response to Preliminary Plan 4.</i>
Eng 3	No improvements are being made to public property.
Eng 4	Should an easement or right-of-way dedication be required the description will be provided as a condition of approval.
Eng 5 & Plan 3	The project will be constructed in one phase.
Eng 6 & Plan 4	The agreement will be provided if necessary as a condition of approval.
Eng 7 & Plan 5	We do not anticipate sales or construction trailers will be required for the project.
Eng 8 & Plan 6	No site sign is proposed for this project.
Eng 9 & Plan 7	No new lots are proposed.
Eng 10 & Plan 8	Approvals have not been provided since this is a combined Preliminary and Final application.
Eng 11,12 & 13	<i>See response to Land & Light above.</i>

Site Plan Review Application

Ownership Disclosure

If the applicant is a corporation or partnership, list the names and addresses of all stockholders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

Shareholder or Partner

% Interest

Address

N/A Applicant is a New Jersey nonprofit corporation without owners, stockholders or partners.

Unitarian Universalist Congregation of Princeton

Rev. William Neely
Rev. William Neely
50 Cherry Hill Road
Princeton NJ