



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



TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road
Titusville, New Jersey 08560-1410
Phone 609.737.0605 Ext. 6280

MEMORANDUM

TO: Hopewell Township Planning Board

CC: Applicant

FROM: Wendy A. Birkhead, PE, CME
Director of Community Development/Township Engineer

DATE: January 28, 2026

RE: **Completeness Review # 1 – Stony Brook Road**
Amended Preliminary/Final Site Plan; MRC Zone
Block 21, Lot 15
VCEA File No. 78062602

I. Application Submission Items

The following documents were received by the Township for review with this application:

- A. Planning Board Application Form with Rider, required fees, escrow and authorization forms.
- B. Plan entitled “Amended Preliminary and Final Site Plan, Green Burial Parking Area, Lot 15, Block 21”, prepared by Boswell, dated 1/9/2026.
- C. Plan entitled “Boundary and Topographic Survey for, Unitarian Universalist Congregation of Princeton, Block 21, Lot 15”, prepared by Hopewell Valley Engineering, Inc., dated 02/25/24 (survey previously on file from Application PB 24-13)

II. Description

The property in question is a 13.027-acre parcel located in MRC Mountain Resource Conservation Zoning District. The property contains 787 feet of frontage on Stony Brook Road. The property is unimproved and mainly farmland. There are multiple environmentally sensitive areas on site including wetlands and its transition areas, and a stream tributary to stoney brook with its associated riparian zone, stream corridor, and flood hazard area. The property is located in the Delaware and Raritan Canal Commissions Zone B. Surrounding properties contain farmland and wooded areas.

The application seeks to amend the site plan approved under Application PB 24-13. Proposed plan changes include: Parking and driveway layout changes, addition of free standing sign, grass walkway, and the relocation of burial area.

III. Submission Waivers

The applicant has requested the following submission waivers:

PRELIMINARY SITE PLAN CHECKLIST

Administrative

12. Traffic Analysis
13. Environmental Impact Assessment
14. Stormwater Management Calculations
15. Completed Fiscal Impact Data Sheet
16. Well water supply evaluation
17. Existing septic certification
18. Water quality test reports
19. Soil Reports
20. Consistency with WWMP
21. Wetlands LOI
22. Wetlands Report
23. Letter from utility company

I offer no objection to these waiver requests.

Engineering

- 4.f. Plans and Profiles
- 4.g. Sewage disposal and water supply plan
- 4.h. Landscaping
12. Storm drain profiles
13. Stormwater management design
14. Hydraulic Calculations – detention
15. Stormwater conveyance system
17. Wetlands identified
18. Half cross sections
19. Traffic Report

I offer no objection to these waiver requests.

Landscaping and Lighting

1. Aerial extent of tree cover
2. Surveyed tree location
3. Proposed trees, shrubs, ground covers and vegetative plants
4. Landscape maintenance specifications
5. Planting details
6. Pedestrian and bicycle circulations
7. Outdoor pedestrian places

8. Construction details
9. Details of all outdoor light fixtures
10. Lighting Plan
11. Schedule of operations
12. Lighting Calculations
13. Foundation construction details for light poles

I offer no objection to these waiver requests, as they are not applicable to this project.

FINAL SITE PLAN CHECKLIST

Administrative

11. Copy of Resolution of Preliminary Site Plan Approval
12. Certification of preliminary conditions
13. Letter from Utility companies
14. Written documentation addressed to Planning Board from all agencies

I offer no objection to these waiver requests.

Engineering

1. Compliance with all preliminary conditions
2. Architectural Elevations
3. Construction estimate
4. Metes and bounds description
5. Detailed project phasing
6. Developer's agreement
7. Detailed Site Plan showing location of construction trailers and sales facilities
8. All project identification signs
9. Block and lot numbers approved by tax assessor
10. Copies of all permits obtained as part of the preliminary approval
11. Details of all outdoor lighting fixtures
12. Lighting Plan
13. Lighting Calculations

I offer no objection to these waiver requests.

IV. Completeness

The application is complete, and a hearing may be scheduled. A technical review memo will be provided separately.



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Titusville, New Jersey 08560-1410
Phone 609.737.0605 Ext. 6280

MEMORANDUM

TO: Hopewell Township Planning Board

CC: Applicant

FROM: Wendy A. Birkhead, PE, CME
Director of Community Development/Township Engineer

DATE: February 8, 2026

RE: **Engineering Review # 1 – Stony Brook Road**
Amended Preliminary/Final Site Plan; MRC Zone
Block 21, Lot 15
VCEA File No. 78062602

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The application seeks to construct a cemetery and its associated improvements. The project will not add more than ¼ acre of impervious coverage or disturb more than 1 acre of land, therefore is not considered a major development for stormwater management purposes.

IV. Zoning

- A. The property is located within the MRC Zoning District and required to meet Section 17-159g of the Ordinance. Compliance with the applicable standards for the Zoning District is summarized as follows:

Bulk Requirements	Required	Existing	Proposed
Min. lot area (ac)	3 ac	13.027 ac	No Change
Min. lot width (ft)	250'	787'	No Change
Min. lot depth (ft)	250'	760'	No Change
Min. front yard (ft)	20	n/a	No Change
Min. side yard (ft)	20'	n/a	No Change
Min. rear yard (ft)	20'	n/a	No Change
Max. Building Height (ft)	20'	n/a	No Change

(e): Existing non-conformity
(v): Proposed Non-Conformity

V. Comments

- A. Testimony shall be provided outlining the proposed changes from the previously approved plan including, but not limited to any impacts of stormwater runoff.
- B. The approved plan provided a stone storage bed for stormwater management under the parking area. This is no longer proposed. Stormwater management measures must be provided that are consistent with the previously approved plans.
- C. The approved plan delineated wetlands on the property. The wetlands line shall be shown on the plan. It is noted that the burial area has shifted towards the wetlands. Testimony shall be provided regarding distances to wetlands and transition areas and the impact it may have triggering NJDEP permits. It is noted that on the previously approved

plans the burial area was far enough away that it did not trigger the need for NJDEP permitting.

VI. Required Approvals

The applicant shall obtain the following approvals or letter of no interest as a condition of any approval the Board may grant:

1. Mercer County Soil Conservation District

VII. Recommended Conditions of Approval

Should this application be approved, we recommend, at a minimum, the following conditions of approval:

1. Continued payment of any required application and escrow fees.
2. It is recommended that all conditions of the original approval be included as conditions should the Board approve the amended site plan.