

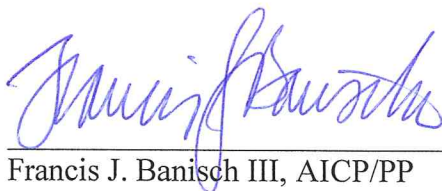
Preliminary Investigation Report
To Determine Whether
Block 93, Lot 5.02
Should Be Designated An
Area In Need Of Redevelopment

Hopewell Township
Mercer County, New Jersey

November 2017

Adopted December 7, 2017

Prepared By:
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License # 1686

12-8-17

Date

Purpose

Pursuant to the requirements of N.J.S.A. 40A:12A-6, the Hopewell Township Committee adopted Resolution No. 17-367, directing the Hopewell Township Planning Board to undertake an expedited investigation to determine whether Block 93 Lot 5.02 constitutes an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5”.

This Preliminary Investigation Report (PIR) follows on the adopted July 27, 2017 PIR that reviewed the conditions on Block 91, Lots 3.11, 3.14, 3.161, 3.181, 3.191, 3.22, 3.95 and 3.961 and Block 93, Lots 3.01, 5.01 and 6.01 and found that they met the statutory criteria for designating an area in need of redevelopment. Because Lot 5.02 is completely surrounded by the area previously designated as an area in need of redevelopment, the Planning Board finds that the conditions described in detail in the July 27, 2017 PIR that justified the redevelopment designation also affect Lot 5.02. As noted below, the Planning Board recommends that, like the surrounding parcels, Lot 5.02 be designated as a non-condemnation area in need of redevelopment.

Description of the Study Area

Block 93, Lot 5.02, shown on Exhibit 1 (aerial photo) and Exhibit 2 (tax map) is a Township-owned 4-acre parcel occupied by three special needs units surrounded by parcels designated as an area in need of redevelopment. The conditions that justified the designation of Block 91, Lots 3.11, 3.14, 3.161, 3.181, 3.191, 3.22, 3.95 and 3.961 and Block 93, Lots 3.01, 5.01 and 6.01 also justify the designation of Lot 5.02, as noted in the following sections.



Existing Land Use

Exhibit 3 depicts the land cover character of the study area and Exhibit 4 illustrates the property tax class for each parcel in the Scotch Road study area. In addition to the regionally significant office and medical facilities along Scotch Road, a ribbon of residential development, on lots of varying sizes, spans the frontage of Nursery Road near the interchange. Limited residential development also occupies a small portion of the frontage of Scotch Road.

Beyond the lands east of the dualized portions of Scotch Road, the Township is generally rural in character with low density and medium density residential neighborhoods to the north and west.

Application of Statutory Criteria to Study Area Properties

The study area qualifies for designation according to the provisions of N.J.S.A. 40A:12A-5c, and h, as demonstrated below.

N.J.S.A. 40A:12A-5c – *Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

Lot 5.01 is owned by Hopewell Township and, as such, is not likely to be privately developed.

N.J.S.A. 40A:12A-5h - The designation of the delineated area is *consistent with smart growth planning principles* adopted pursuant to law or regulation.

Designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. The State Development and Redevelopment Plan includes Lot 5.02 within PA-3 - the Fringe Planning Area (west of Scotch Road). The intent of the State Plan for PA3 is to:

- accommodate growth in Centers;
- protect the Environs primarily as open lands;
- revitalize cities and towns;
- protect the character of existing stable communities;
- protect natural resources;
- provide a buffer between Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas;
- confine programmed sewers and public water services to Centers.

Policy objectives for Redevelopment in Planning Area 3 seek to:

- Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development, to accommodate growth that would otherwise occur in the Environs.
- Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and physical design features that

enhance public safety, encourage pedestrian activity and reduce dependency on the automobile.



The State Plan encourages compact development in PA-3 that protects resources and community character while providing for growth in appropriate locations. In light of the circumstances that affect Lot 5.02, a redevelopment area designation is clearly supportive of the intent of the State Plan.

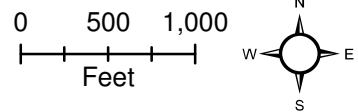
Summary of Findings and Recommendations

Block 93, Lot 5.02 qualifies for designation as an area or areas in need of redevelopment, both on its own merit and as a result of being surrounded by lands previously so designated.

Exhibit 1
Aerial Photography
Preliminary
Investigation Area
Block 93; Lot 5.02
Portion of
Hopewell Township
Mercer County, NJ
November 2017

Legend

-  Block 93; Lot 5.02
-  Designated Redevelopment Area



Data Sources:
NJGIN Parcels 2011
NJDOT Roadway Network
NJOGIS 2015 Aerial Photography

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

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ASSOCIATES, INC.
Planning and Design

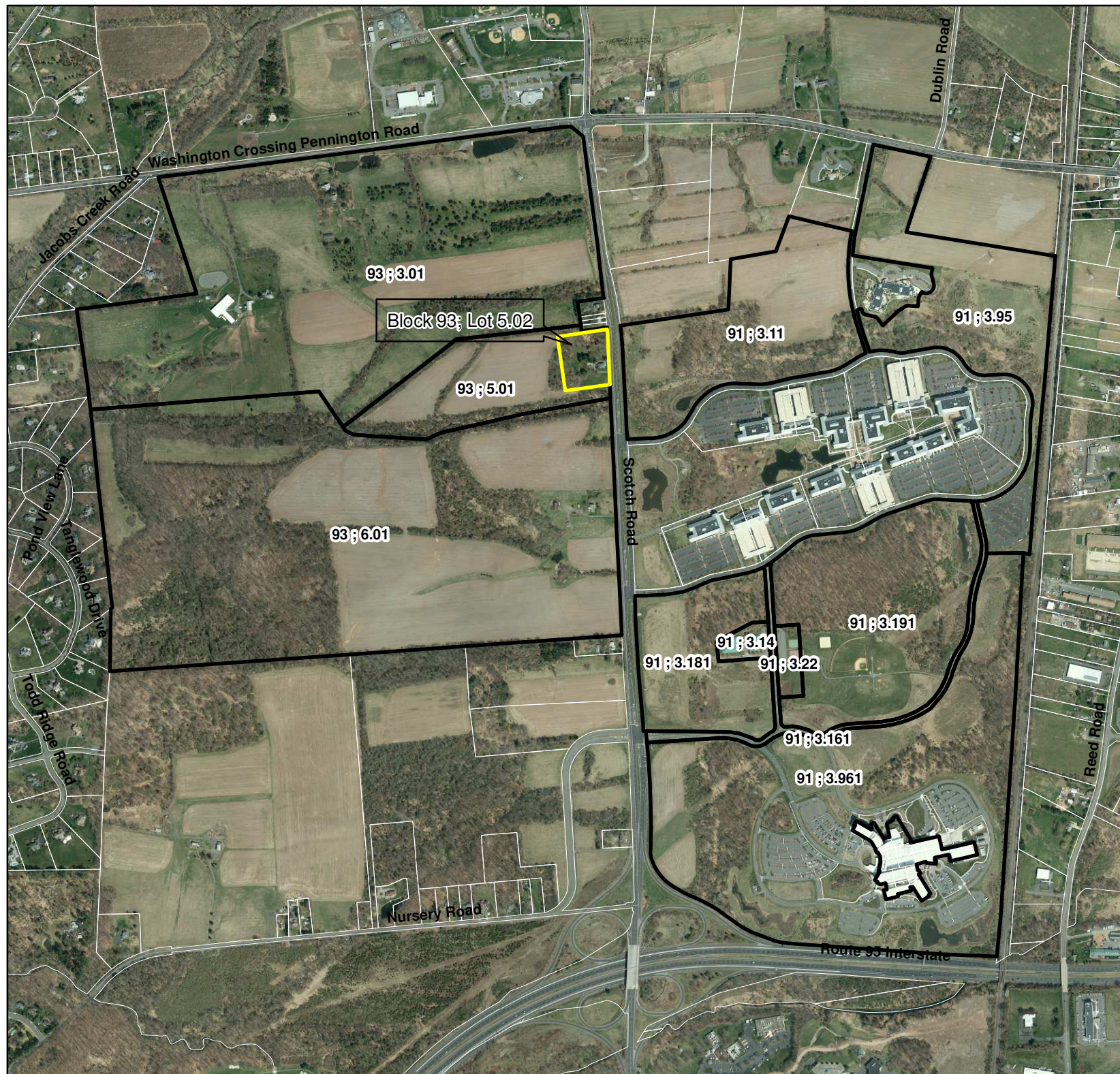
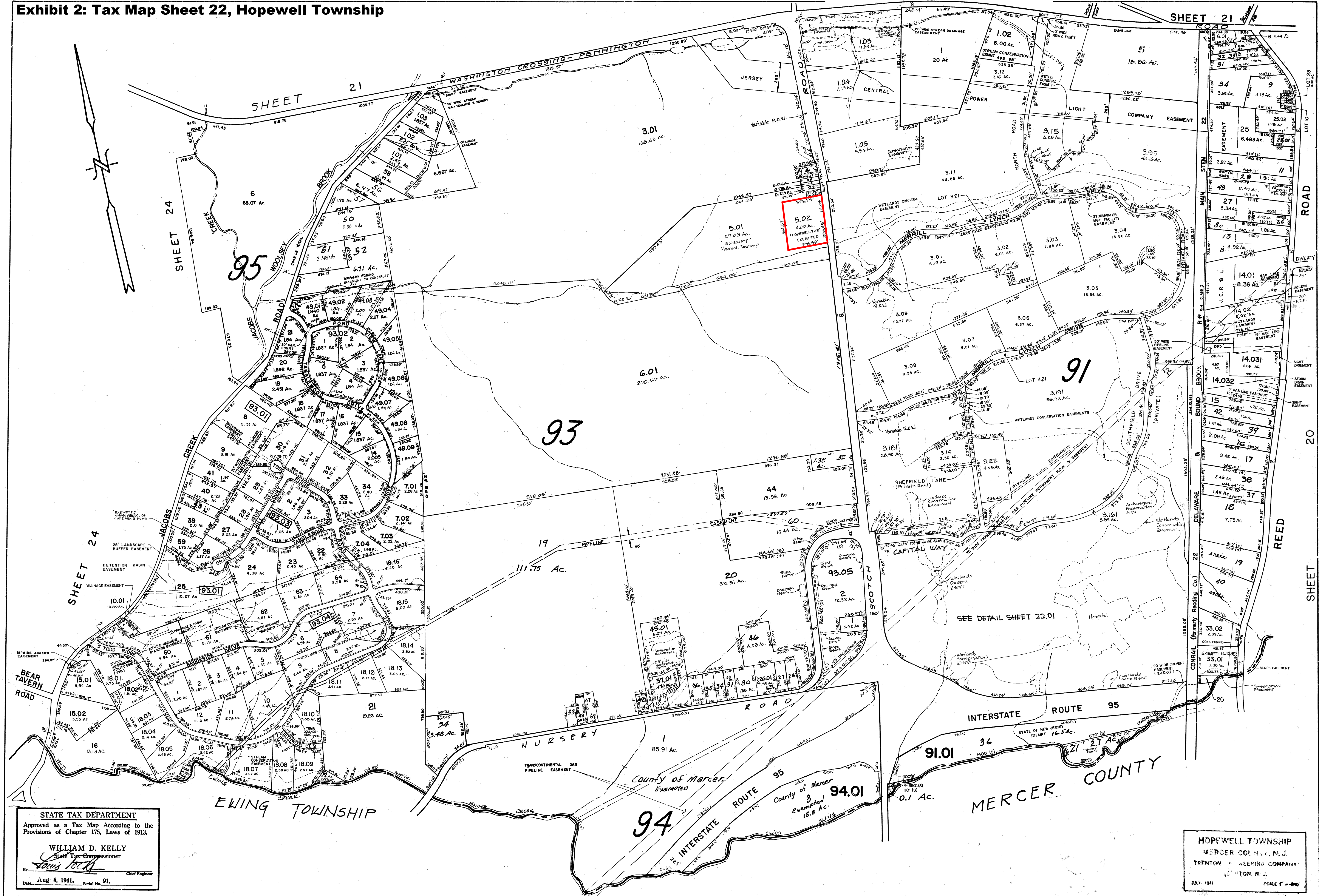


Exhibit 2: Tax Map Sheet 22, Hopewell Township



STATE TAX DEPARTMENT
Approved as a Tax Map According to the
Provisions of Chapter 175, Laws of 1913.
WILLIAM D. KELLY
State Tax Commissioner
By *James T. Kelly* Chief Engineer
Date Aug. 5, 1941. Serial No. 91.

HOPWELL TOWNSHIP
MERCER COUNTY, N.J.
TRENTON - ENGINEERING COMPANY
JULY, 1941 SCALE 1" = 400'

Exhibit 3

Land Use/Land Cover

Preliminary

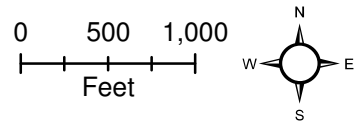
Investigation Area

Block 93; Lot 5.02

*Portion of
Hopewell Township
Mercer County, NJ
November 2017*

Legend

-  Block 93; Lot 5.02
-  Designated Redevelopment Area
-  Commercial
-  Industrial
-  Residential, Rural
-  Residential, Low Density
-  Agricultural
-  Barren Land
-  Forest
-  Other Urban
-  Water
-  Wetlands



Data Sources:
NJDEP 2012 Land Use/Land Cover
NJGIN Parcels 2011
NJDOT Roadway Network

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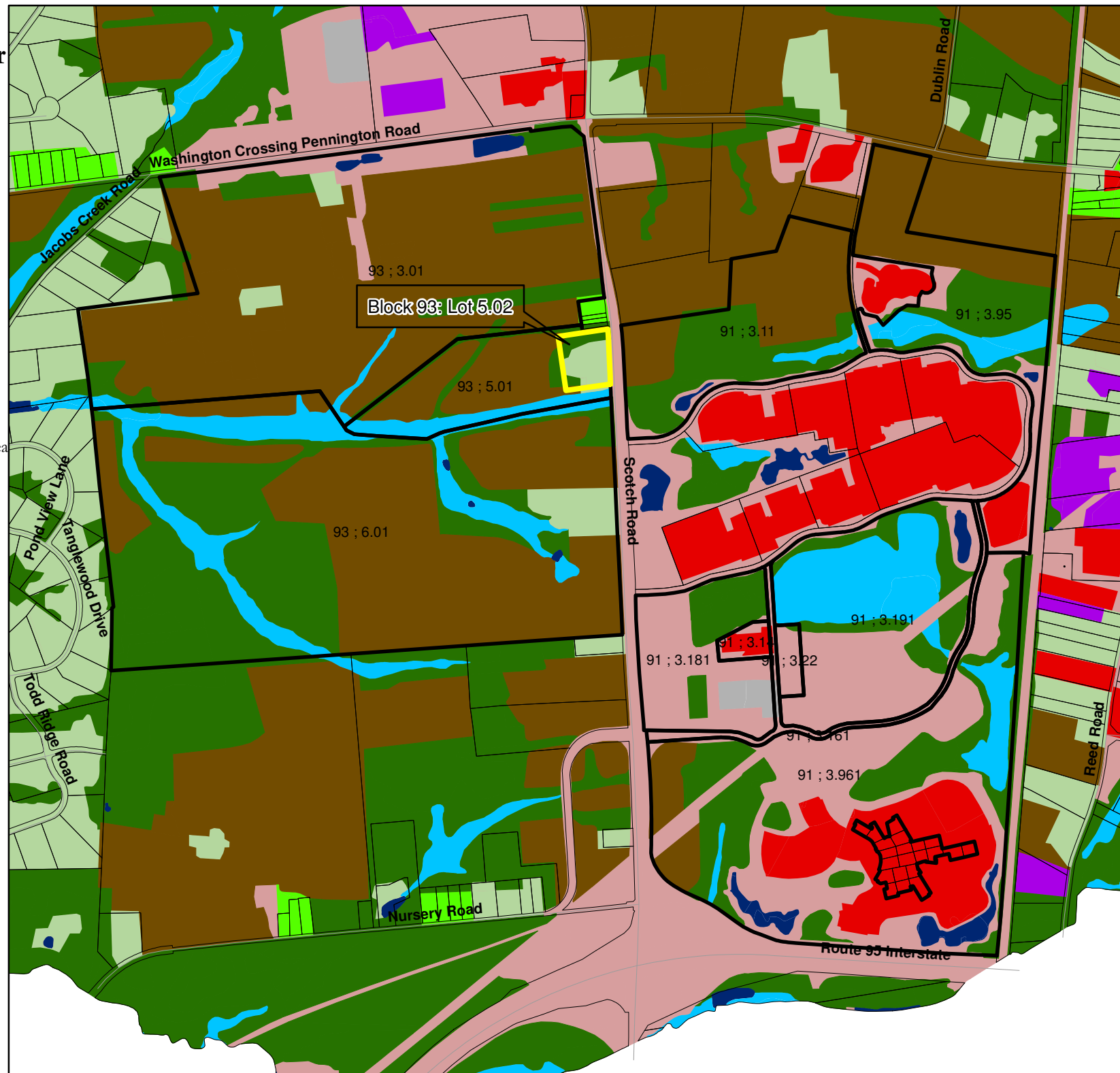










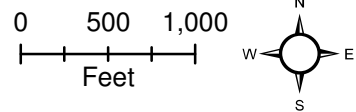


Exhibit 4
Property Tax Class
Preliminary
Investigation Area
Block 93; Lot 5.02
Portion of
Hopewell Township
Mercer County, NJ
November 2017

Legend

-  Block 93; Lot 5.02
-  Designated Redevelopment Area
-  No data
-  Vacant
-  Public Property
-  Other Exempt
-  Residential
-  Farm Qualified
-  Commercial
-  Railroad



Data Sources:
 NJGIN Parcels 2011
 NJDOT Roadway Network
 NJOGIS 2015 Aerial Photography

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