

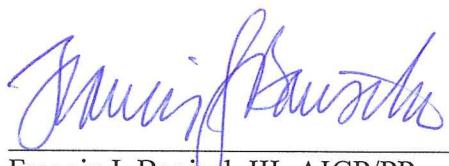
Preliminary Investigation Report  
To Determine Whether  
Block 93, Lot 5.02  
Should Be Designated An  
Area In Need Of Redevelopment

Hopewell Township  
Mercer County, New Jersey

November 2017

**Adopted December 7, 2017**

Prepared By:  
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License # 1686



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

0 500 1,000  
Feet  


*Data Sources:*  
NJGIN Parcels 2011  
NJDOT Roadway Network  
NJOBIS 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.

**B A N I S C H**  
ASSOCIATES, INC.  
Planning and Design

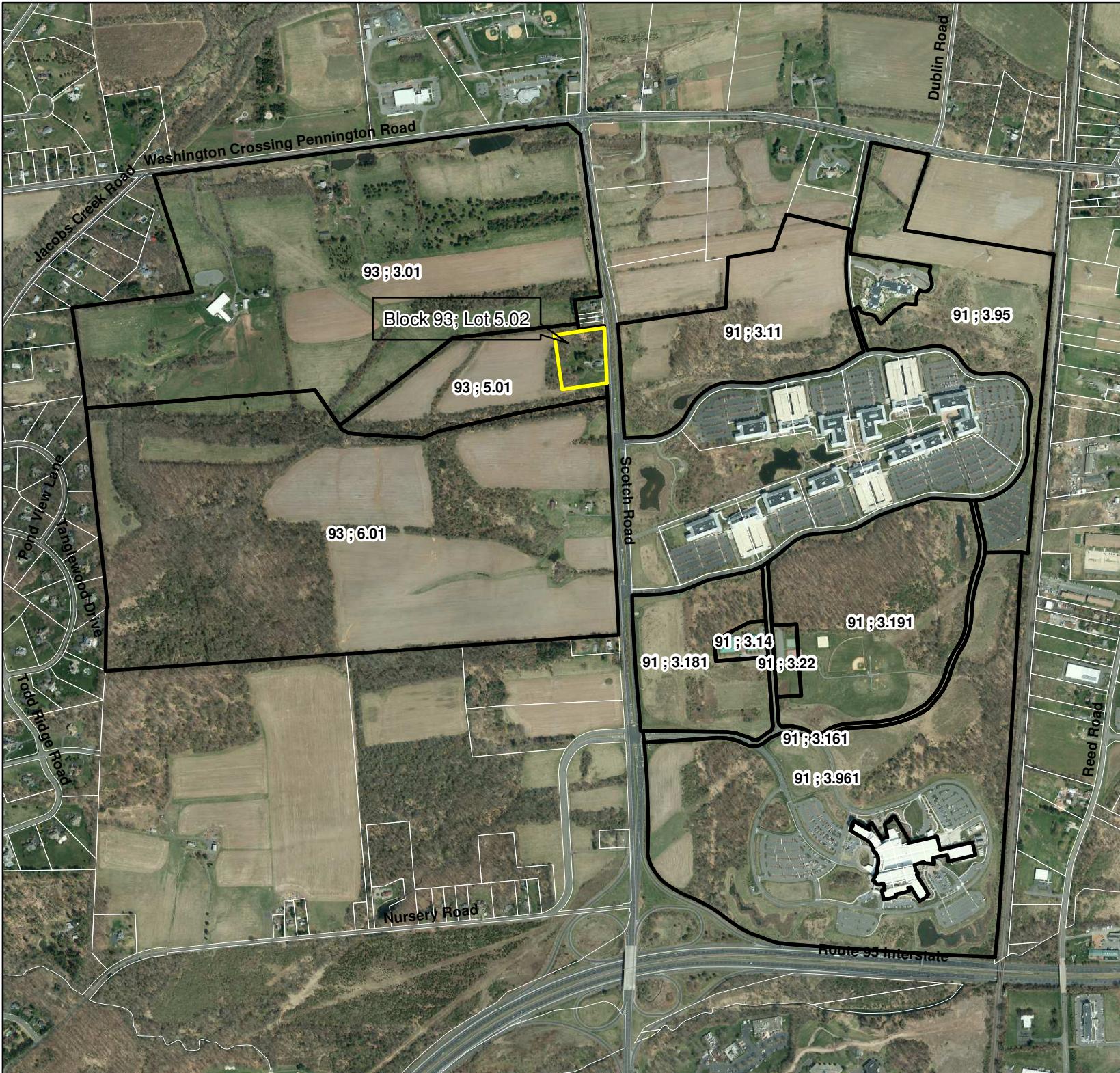
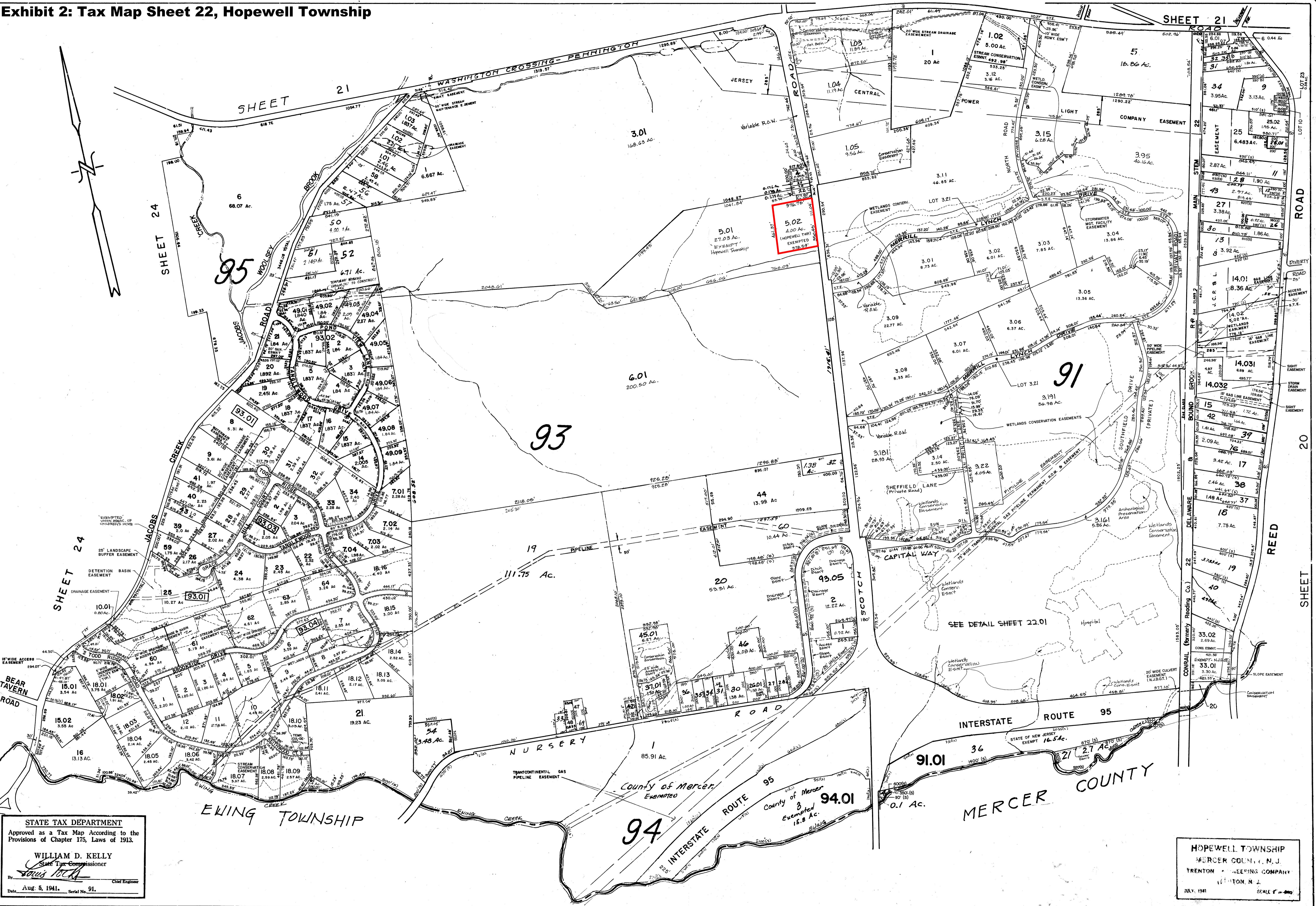


Exhibit 2: Tax Map Sheet 22, Hopewell Township



**Exhibit 3  
Land Use/Land Cover  
Preliminary  
Investigation Area  
Block 93; Lot 5.02**

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

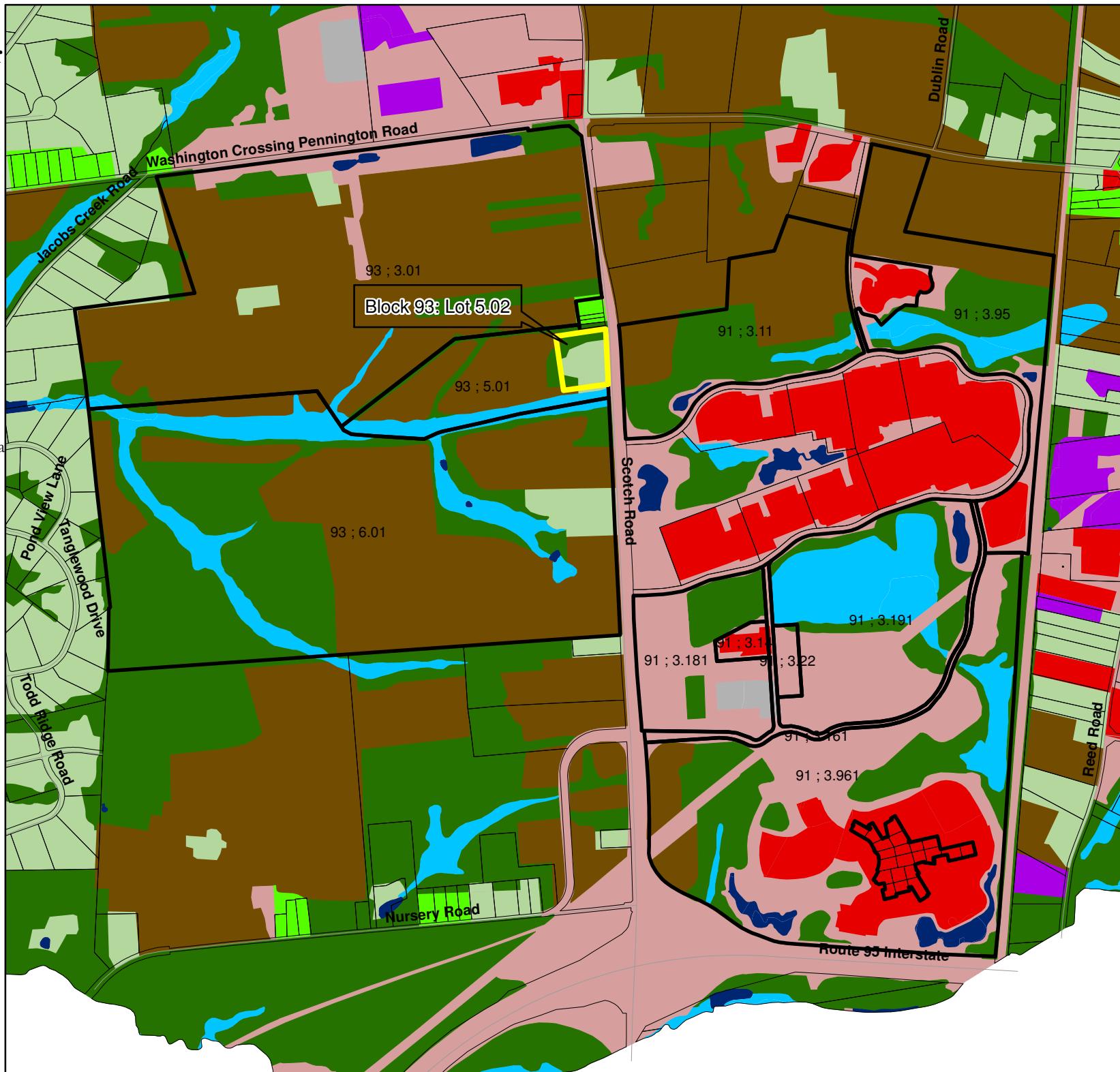
## Legend

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

A scale bar and a compass rose. The scale bar shows distances of 0, 500, and 1,000 feet. The compass rose indicates North (N), South (S), East (E), and West (W).

*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

A scale bar and a compass rose. The scale bar shows distances of 0, 500, and 1,000 feet. The compass rose indicates cardinal directions: North (N), South (S), East (E), and West (W).

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

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