



## **TOWNSHIP of HOPEWELL MERCER COUNTY**

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

### **PROJECT / APPLICATION**

**BLOCKS:**

**LOTS:**

**ADDRESS:**

**PROJECT NAME:**

### **APPLICATION AND RELATED DOCUMENTS**



# 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

From: Mark Kataryniak, P.E., Director of Community Development / Township Engineer *(MD)*

Date: January 20, 2021

RE: **Completeness Review - #2**  
**The Collection at Hopewell**  
**Applicant: US Home at Hopewell Urban Renewal, LLC**  
P/F Major Subdivision & P/F Site Plan; IMF-X Zone  
Block 85, Lots 3; 12 Washington Crossing-Pennington Road  
Block 85, Lot 9, 1646 Reed Road  
Block 86, Lots 32, 33, 34 & 130; 24 & 26 Divery Road

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### **I. Application Submission Items**

The following documents were received by the Township on the dates as indicated:

- A. An initial application submission package was received on November 25, 2020 containing:
  1. A letter dated November 20, 2020 from Jason Tuvel, Esq., of Prime and Tuvel, transmitting the subject application and itemizing included materials as further described herein.
  2. Completed Application forms executed by Applicant and by the three owners, in counterpart, of the Property; namely, the Township of Hopewell (Block 85, Lot 3), Michael Kane (Block 85, Lot 9) and Dorina Frizzera, individually and as Executrix of the Estate of William C. Heitzman (Block 86, Lots 32, 33, 34 & 130);
  3. Two checks of the Applicant, made payable to the Township of Hopewell, representing Application Fees and Escrow Deposit;
  4. Executed Escrow Agreement with IRS Form W-9 pertaining to Applicant;
  5. Hopewell Township Tax Collector's certification of payment of taxes;
  6. Consent to Entry executed by all owners and by Applicant;
  7. Checklists for Preliminary and Final Site Plan and Preliminary and Final Subdivision, completed and signed by Sean Delany, PE, Bowman Consulting, Project Engineer;
  8. Certificate of Ownership / Applicant Disclosure Statement, completed by Applicant;
  9. Tree Inventory Plan (Site Plan, Sheet 3);
  10. Preliminary and Final Major Subdivision and Preliminary and Final Site Plan Set consisting of Sheets 1- 20, prepared by Sean Delany, PE, Bowman Consulting, Freehold New Jersey, dated 11/20/2020;
  11. Traffic Engineering Evaluation, prepared by Eric L. Keller, PE, PP, Bowman Consulting, entitled, "Traffic Engineering Evaluation for The Collection at Hopewell," dated November 9, 2020;

**Completeness Review - #2**

**The Collection at Hopewell**

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12. Environmental Impact Assessment entitled, "Environmental Impact Statement for The Collection at Hopewell," prepared by Envirotactics, Inc., dated November 2020;
13. Fiscal Impact Report entitled, "Community Impact Statement, Proposed Residential Development, Hopewell Township, Mercer County, New Jersey," prepared by Richard B. Reading of Richard B. Reading Associates, Princeton, NJ, dated November 9, 2020;
14. Soils Test Reports, prepared by Chadd W. Ingram, PE, Ingram Engineering Services, Inc., dated January 19, 2018, February 1, 2018, November 8, 2018 and September 29, 2020;
15. Consistency with Wastewater Management Plan of Hopewell Township, NJDEP Geoweb Sewer Service Area Exhibit, prepared by Bowman Consulting, dated 2/19/2018;
16. Copies of the following NJDEP permits:

**Block 85, Lot 3:**

NJDEP Freshwater Wetlands Letter of Interpretation: Line Verification Permit dated January 9, 2019 (File No.: 1106-03-0004.2 FWW180001);

NJDEP Freshwater Wetlands Letter of Interpretation: Line Verification - Clarification Letter dated February 13, 2019 (File No.: 1106-03-0004.2 FWW180001);

NJDEP Flood Hazard Area Applicability Determination dated June 29, 2020 (File No.: 1106-03-0004.2 APD 200001);

**Block 86, Lots 32, 33, 34 and 130:**

NJDEP Freshwater Wetlands Letter of Interpretation: Line Verification Permit dated September 13, 2019 (File No.: 1106-03-0004.3 FWW190001);

NJDEP Flood Hazard Area Applicability Determination dated November 15, 2019 (File No.: 1106-03-0004.3 APD 190001);

17. Wetlands Report and Wetlands Delineation (part of Item 18);
18. Utility Letters from electric, telephone, cable TV, water and gas regarding acceptable size and location of proposed underground easements;
19. Architectural Elevations and Floor Plans, prepared by Holliday Architects for The Collection at Hopewell, dated November 11, 2020, Sheets CS-1 and A-1 through A-23;
20. Preliminary Engineering Report for The Collection at Hopewell, Hopewell Township Pump Station, prepared by Sean Delany, PE, Bowman Consulting, dated November 20, 2020.

**B. A supplemental package was received on December 7, 2020 containing:**

1. ALTA / NSPS Land Title Survey, Block 85 Lot 3 and Block 86, Lots 32, 33, 34 and 130, prepared by Martin F. Tirella, PLS, Bowman Consulting, dated 2/10/18, last revised 10/27/20, consisting of 2 sheets;
2. Preliminary and Final Subdivision Plat for The Collection at Hopewell, prepared by Bowman Consulting, dated November 20, 2020, consisting of 6 sheets.

**C. A second supplemental package was received on December 11, 2020 containing:**

**Completeness Review - #2**

**The Collection at Hopewell**

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1. Stormwater Management Facilities Maintenance Manual, The Collection at Hopewell, Block 85, Lot 3; Block 86, Lots 32-34 & 130; and part of Block 85, Lot 9, prepared by Sean A. Delany, PE, Bowman Consulting, dated November 20, 2020.
- D. Electronic versions of the originally submitted and supplemental materials described above were transmitted on December 21, 2020.
- E. Following the issuance of my Completeness Memo #1, issued on January 8, 2021, the following materials were received on January 11, 2021:
  1. Stormwater Management Report for The Collection at Hopewell, prepared by Bowman Consulting, dated November 20, 2020.
  2. Checklist Submission and Design Waiver Request Form, undated
  3. Revised Application Form Page 2, undated
  4. Revised Submission Checklists for:
    - a. Preliminary Major Subdivision, dated 1/11/2021
    - b. Final Major Subdivision, dated 1/11/2021
    - c. Preliminary Major Site Plan, dated 1/11/2021
    - d. Final Major Site Plan, dated 1/11/2021

**II. Description**

The subject application seeks approval for preliminary and final major subdivision as well as preliminary and final site plan to develop 379 residential units, with associated roadway, stormwater management, landscape and parking improvements.

The application seeks to create 87 subdivided tax lots and contain the development within 29 three-story buildings consisting of:

- 61 townhomes contained within ten multi-unit buildings
- 144 stacked townhomes within eleven multi-unit buildings
- 96 multi-family condominium units within four multi-unit buildings
- 78 multi-family affordable units within four multi-family buildings

**III. Review of Submission Checklists**

Copies of the most recently revised checklists required to be submitted with the application are attached to this report, along with the submitted Checklist Submission and Design Waiver Request Form. Items on each of the checklists for which waivers are requested or other comments apply are discussed herein.

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**A. Preliminary Major Subdivision Checklist (dated 1/11/2021)**

1. **Items Not Provided:** The items noted below were noted on the checklist as submitted (marked “x”). However, the information was either not provided or lacked specific / complete detail.

I have no objection to identifying the items below as submission waivers, subject to the applicant providing additional detail / testimony as part of the hearing or stipulating to providing the information as a Condition of any approval the Board may grant.

Item No.	Description
<b>Administrative</b>	
23	Letters from utility companies confirming acceptability of proposed underground utility easements
<b>Engineering</b>	
17 & 18	Plan, Profile & Cross Sections of Existing Roads Proposed for Widening

2. **Items Not Applicable:** The items noted below were identified on the submitted checklist as not applicable (N/A).

I concur that these items do not apply to the subject application. The proposed development will be served by public water and sewer, and the applicant has not requested a General Development Plan approval. The lack of regulated stream and flood hazard lines has been confirmed through correspondence obtained from the NJDEP by the applicant and submitted as part of the application.

I therefore recommend the Board approve submission waivers for the items listed below.

Item No.	Description
<b>Administrative</b>	
16	Well Water Supply Evaluation
17	Existing Septic System Certification
18	Water Quality Test Reports
<b>Engineering</b>	
23	Compliance with General Development Plan
24	Streams & Flood Hazard Lines
25	Stream Corridor Delineation
<b>Planning</b>	
4	Compliance with General Development Plan
5	Stream Corridor Delineation

3. **Requested Submission Waivers:** The applicant has requested waivers from submitting the items noted below. I have reviewed the requested waivers and the justification provided by the applicant as part of the submission materials. I have no objection to the granting of submission waivers for the items identified, subject to the applicant providing additional detail / testimony as part of the hearing or stipulating to providing the information as a Condition of any approval the Board may grant as further indicated below.

**Completeness Review - #2****The Collection at Hopewell****Applicant: US Home at Hopewell Urban Renewal, LLC**

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Item No.	Description	Comment	Recommendation
<b>Engineering</b>			
1	Subdivision Plan	The submitted plan is not signed.	Require submission as a Condition of any Board approval.
5	North Arrow	Not shown.	Require plan revision as a Condition of any Board approval.
9	Subdivision Plan Content	Required elements not shown including existing topography, right of way widths, sight triangle easements and Zoning Tabulation	Defer to full technical review by the Board professionals for plan revisions and/or Conditions of any Board approval.
11	Grading Plan Content	Demonstrate balanced cut/fill	Defer to full technical review by the Board professionals for plan revisions and/or Conditions of any Board approval.
22	Compliance with all Design Standards	No design waivers requested / identified.	Defer to full technical review by the Board professionals for plan revisions and/or Conditions of any Board approval.
<b>Planning</b>			
3	Compliance with all Design Standards	No design waivers requested / identified.	Defer to technical review and comment to identify potential design waivers.
6	Compliance with Historic Preservation Commission Criteria	No relevant features within 200 feet of the subject properties.	Defer to verification by Historic Preservation Commission during technical review.
7	Cultural features, historic sites & critical viewsheds	No relevant features within 200 feet of the subject properties.	Defer to verification by Historic Preservation Commission during technical review.
<b>Landscaping and Lighting</b>			
1 & 2	Tree Inventory	Representative sample areas identified and inventoried instead of entire site.	This is a conventional practice on larger parcels. Defer to technical review by Board professionals and submission of supplemental information by applicant as required.

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**B. Final Major Subdivision Checklist (dated 1/11/2021)**

1. **Items Not Provided:** The items noted below were noted on the checklist as submitted (marked “x”). However, the information was either not provided or lacked specific / complete detail.

I have no objection to identifying the items below as submission waivers, subject to the applicant providing additional detail / testimony as part of the hearing or stipulating to providing the information as a Condition of any approval the Board may grant.

Item No.	Description / Recommendation	
<b>Administrative</b>		
11	Signed Preliminary Plans with Resolution	
12	Satisfy Conditions of Preliminary Approval	
<b>Health</b>		
1	Satisfy Conditions of Preliminary Approval	Defer to technical review and comment by Board professionals as Preliminary and Final Subdivision application were submitted concurrently.
<b>Engineering</b>		
1	Satisfy Conditions of Preliminary Approval	Defer to technical review and comment by Board professionals as Preliminary and Final Subdivision application were submitted concurrently.
6	Compliance with “Map Filing Law”	Defer to full technical review by the Board professionals for plan revisions and/or Conditions of any Board approval.
8	Construction & Sales trailer details	Defer to technical review and comment by Board professionals as Preliminary and Final Subdivision application were submitted concurrently.
9	Project Signs	Defer to technical review and comment by Board professionals for submission of additional details as required.
<b>Planning</b>		
1	Satisfy Conditions of Preliminary Approval	Defer to technical review and comment by Board professionals as Preliminary and Final Subdivision application were submitted concurrently.
2	Phasing Plan	Defer to full technical review by the Board professionals for plan revisions and/or Conditions of any Board approval.
4	Project Signs	Defer to full technical review by the Board professionals for plan revisions and/or Conditions of any Board approval.

2. **Items Not Applicable:** The items noted below were identified on the submitted checklist as not applicable (N/A).

I concur that these items do not apply to the subject application. The proposed development will be served by public water and sewer, and the applicant has not requested a General Development Plan approval. The lack of regulated stream and flood hazard lines has been confirmed through correspondence obtained from the NJDEP by the applicant and submitted as part of the application.

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I therefore recommend the Board approve submission waivers for the items listed below.

Item No.	Description
<b>Health</b>	
2	Final Septic Design Criteria and Grading

3. **Requested Submission Waivers:** The applicant has requested waivers from submitting the items noted below. I have reviewed the requested waivers and the justification provided by the applicant as part of the submission materials. I have no objection to the granting of submission waivers for the items identified, subject to the applicant providing additional detail / testimony as part of the hearing or stipulating to providing the information as a Condition of any approval the Board may grant as further indicated below.

Item No.	Description	Comment / Recommendations
<b>Administrative</b>		
13	Postmaster confirmation of street names	Require submission as a Condition of any Board approval.
14	Utility Co. letters confirming proposed underground easements	Require submission as a Condition of any Board approval.
15	Text of all deed restrictions	Require submission as a Condition of any Board approval.
<b>Health</b>		
3	TWA Submission	Require submission as a Condition of any Board approval.
4	Temp Water & Sewer	Require submission as a Condition of any Board approval.
<b>Engineering</b>		
2 & 3	Quantity Estimate for Public Improvements On and Off Site	Require submission as a Condition of any Board approval.
4	Metes & Bounds Descrip. For Dedications & Easements	Require submission as a Condition of any Board approval.
5	Phasing Plan	Defer to full technical review by the Board professionals for plan revisions and/or Conditions of any Board approval.
7	Developer's Agreement	Require submission as a Condition of any Board approval, as applicable.
10	Block/Lot Numbers	Require submission as a Condition of any Board approval.
11	Outside Agency approvals	Require submission as a Condition of any Board approval.
<b>Planning</b>		
3	Developer's Agreement	Require submission as a Condition of any Board approval, as applicable.
5	Block/Lot Numbers	Require submission as a Condition of any Board approval.
6	Outside Agency approvals	Require submission as a Condition of any Board approval.

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**C. Preliminary Site Plan Checklist (dated 1/11/2021)**

1. **Items Not Provided:** The items noted below were noted on the checklist as submitted (marked “x”). However, the information was either not provided or lacked specific / complete detail.

I have no objection to identifying the items below as submission waivers, subject to the applicant providing additional detail / testimony as part of the hearing or stipulating to providing the information as a Condition of any approval the Board may grant.

Item No.	Description / Recommendations	
<b>Administrative</b>		
23	Letters from utility companies confirming acceptability of proposed underground utility easements	
<b>Engineering</b>		
18	Cross Sections of Existing Roads Proposed for Widening	
20	Compliance with all Design Standards	Defer to technical review and comment to identify potential design waivers.
<b>Landscaping and Lighting</b>		
9 a-c	Lighting Fixture Details	Defer to full technical review by the Board professionals for plan revisions and/or Conditions of any Board approval.

2. **Items Not Applicable: Items Not Applicable:** The items noted below were identified on the submitted checklist as not applicable (N/A).

- a. Although the project will be served by public water and sewer, several residential properties are located in close proximity to the subject property, and the information below should be provided to determine if there are any existing septic systems within close proximity to the site that may require evaluation for potential impacts. I have no objection to the Board granting a submission waiver at this time subject to the applicant providing the supplemental information as applicable.

Item No.	Description
<b>Health</b>	
1	Location of existing septic systems within 200 feet of the boundary of the site

- b. I concur that these items do not apply to the subject application. The proposed development will be served by public water and sewer, and the applicant has not requested a General Development Plan approval. The lack of regulated stream and flood hazard lines has been confirmed through correspondence obtained from the NJDEP by the applicant and submitted as part of the application.

I therefore recommend the Board approve submission waivers for the items listed below.

Item No.	Description
<b>Administrative</b>	
16	Well Water Supply Evaluation

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17	Existing Septic System Certification
18	Water Quality Test Reports
<b>Health</b>	
2	Certification of existing on-site sewage disposal systems
3	Test reports for existing on-site wells / potable water supplies
4	Soil tests for proposed primary and reserve septic areas
5	Location of unacceptable profile pits & permeability tests
6	Soil test reports
7	Well supply evaluation
8	Location of on-site wells and off-site wells within 500 feet of the site
9	Homeowner authorization to monitor wells within 500 feet of the proposed test well
<b>Engineering</b>	
21	Compliance with General Development Plan
22	Streams & Flood Hazard Lines
23	Stream Corridor Delineation
<b>Planning</b>	
6	Compliance with General Development Plan
9	Stream Corridor Delineation

3. **Requested Submission Waivers:** The applicant has requested waivers from submitting the items noted below. I have reviewed the requested waivers and the justification provided by the applicant as part of the submission materials. I have no objection to the granting of submission waivers for the items identified, subject to the applicant providing additional detail / testimony as part of the hearing or stipulating to providing the information as a Condition of any approval the Board may grant as further indicated below.

Item No.	Description	Comment	Recommendation
<b>Health</b>			
10	TWA Submission	Not provided.	Require submission as a Condition of any Board approval.
<b>Engineering</b>			
11	Grading Plan Content	Demonstrate balanced cut/fill	Defer to full technical review by the Board professionals for plan revisions and/or Conditions of any Board approval.
<b>Planning</b>			
1	Contents of Key Map	Required details not provided including Tax Sheet numbers, Property Owner's Names within 200 ft of property, Owner's Certification.	Defer to full technical review by the Board professionals for plan revisions and/or Conditions of any Board approval.

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5	Compliance with all Design Standards	No design waivers requested / identified.	Defer to technical review and comment to identify potential design waivers.
7	Compliance with Historic Preservation Commission Criteria	No relevant features within 200 feet of the subject properties.	Defer to verification by Historic Preservation Commission during technical review.
10	Cultural features, historic sites & critical viewsheds	No relevant features within 200 feet of the subject properties.	Defer to verification by Historic Preservation Commission during technical review.
<b>Landscaping and Lighting</b>			
1 & 2	Tree Inventory	Representative sample areas identified and inventoried instead of entire site.	This is a conventional practice on larger parcels. Defer to technical review by Board professionals and submission of supplemental information by applicant as required.

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**D. Final Site Plan Checklist (dated 1/11/2021)**

1. **Items Not Provided:** The items noted below were noted on the checklist as submitted (marked “x”). However, the information was either not provided or lacked specific / complete detail.

I have no objection to identifying the items below as submission waivers, subject to the applicant providing additional detail / testimony as part of the hearing or stipulating to providing the information as a Condition of any approval the Board may grant.

Item No.	Description	
<b>Administrative</b>		
11	Preliminary Site Plan Resolution	Defer to technical review and comment by Board professionals as Preliminary and Final Subdivision application were submitted concurrently.
12	Satisfy Conditions of Preliminary Approval	Defer to technical review and comment by Board professionals as Preliminary and Final Subdivision application were submitted concurrently.
<b>Health</b>		
1	Satisfy Conditions of Preliminary Approval	Defer to technical review and comment by Board professionals as Preliminary and Final Subdivision application were submitted concurrently.
<b>Engineering</b>		
1	Satisfy Conditions of Preliminary Approval	Defer to technical review and comment by Board professionals as Preliminary and Final Subdivision application were submitted concurrently.
8	Project Signs	Defer to technical review and comment by Board professionals for submission of additional details as required.
11 a-c	Lighting Fixture Details	Defer to technical review and comment by Board professionals for submission of additional details as required.
<b>Planning</b>		
1	Satisfy Conditions of Preliminary Approval	Defer to technical review and comment by Board professionals as Preliminary and Final Subdivision application were submitted concurrently.
3	Phasing Plan	Defer to full technical review by the Board professionals for plan revisions and/or Conditions of any Board approval.
6	Project Signs	Defer to technical review and comment by Board professionals for submission of additional details as required..

2. **Items Not Applicable:** The items noted below were identified on the submitted checklist as not applicable (N/A).

I concur that these items do not apply to the subject application. The proposed development will be served by public water and sewer, and the applicant has not requested a General Development Plan approval. The lack of regulated stream and flood

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hazard lines has been confirmed through correspondence obtained from the NJDEP by the applicant and submitted as part of the application.

I therefore recommend the Board approve submission waivers for the items listed below.

Item No.	Description
<b>Health</b>	
2	Final Septic Design Criteria and Grading

3. **Requested Submission Waivers:** The applicant has requested waivers from submitting the items noted below. I have reviewed the requested waivers and the justification provided by the applicant as part of the submission materials. I have no objection to the granting of submission waivers for the items identified, subject to the applicant providing additional detail / testimony as part of the hearing or stipulating to providing the information as a Condition of any approval the Board may grant as further indicated below.

Item No.	Description	Comment / Recommendations
<b>Administrative</b>		
13	Utility Co. letters confirming proposed easements	Require submission as a Condition of any Board approval.
14	Written confirmation of providing utility service	Will serve request letters and initial responses received. Require submission of final documentation as a Condition of any Board approval.
<b>Health</b>		
3	TWA Submission	Require submission as a Condition of any Board approval.
<b>Engineering</b>		
3	Quantity Estimate for Public Improvements On and Off Site	Require submission as a Condition of any Board approval.
4	Metes & Bounds Descrip./ Dedications & Easements	Require submission as a Condition of any Board approval.
5	Phasing Plan	Defer to full technical review by the Board professionals for plan revisions and/or Conditions of any Board approval.
6	Developer's Agreement	Require submission as a Condition of any Board approval, as applicable.
9	Block/Lot Numbers	Require submission as a Condition of any Board approval.
10	Outside Agency approvals	Require submission as a Condition of any Board approval.
<b>Planning</b>		
4	Developer's Agreement	Require submission as a Condition of any Board approval, as applicable.
7	Block/Lot Numbers	Require submission as a Condition of any Board approval.
8	Outside Agency approvals	Require submission as a Condition of any Board approval.

**Completeness Review - #2**

**The Collection at Hopewell**

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**IV. Completeness**

I recommend that the Board deem the subject application **complete** at this time, subject to the approval of the conditions and recommendations described above for the various waivers.

I further recommend that the Board consider these waiver requests at the January 28, 2021 meeting of the Planning Board.

(via email)

Applicant, Mitch Newman, US Homes

Applicant's Attorney, Jason Tuvel, Esq.

Applicant's Engineer, Sean Delany, Bowman Consulting



## TOWNSHIP OF HOPEWELL

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

### PLANNING BOARD & ZONING BOARD APPLICATION

Date: 11/11/2020			
Block: 85	Lot: 3	Zoning District: IMF-X	Tax Map Sheet: 20 & 20.02
Work Site Location / Address: 12 Washington Crossing - Pennington Road, Hopewell Township, NJ 08525			
Project Name: The Collection at Hopewell			
Property Owner Name: Township of Hopewell			
Property Owner's Address: 201 Washington Crossing - Pennington Road, Titusville, NJ 08560			
Property Owner's Phone No.: 609-737-0605			
<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>			
Property Owner's Signature:			
Applicant's Name: US Home at Hopewell Urban Renewal, LLC			
Applicant's Address: 2465 Kuser Road, 3rd Floor, Hamilton, NJ 08690			
Applicant's Phone No.: 609-245-2200			
Applicant's Email (correspondence will be emailed unless otherwise requested): Mitch.Newman@lennar.com			
Contact or Agent's Name (this is the primary point of contact for the application): Jason R. Tuvel, Esq.			
Contact or Agent's Address: Prime and Tuvel, 2 University Plaza Drive, Suite 109, Hackensack, NJ 07601			
Contact or Agent's Phone No.: 201-883-1010			
Contact or Agent's Email (correspondence will be emailed unless otherwise requested): jason@primelaw.com			
<i>I do hereby consent to the filing of this application and appoint Jason R. Tuvel, Esq. 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:			
I do hereby accept the responsibilities as agent for this application.			
Contact or Agent's Signature:			
Name of Preparer of Plans: Sean A. Delany, PE			
Address, Phone Number and Email of Plan Preparer: Bowman Consulting Group, Ltd., 303 West Main Street, 4th Floor, Freehold, NJ 07728; Ph: 732-665-5500; sdelany@bowmanconsulting.com			
Architect's Name: See Attached			
Address, Phone Number and Email of Architect: See Attached			



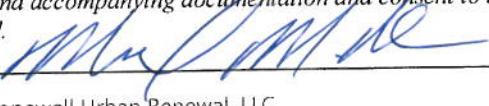
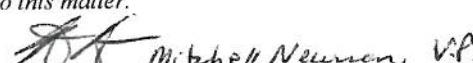
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201 Washington Crossing-Pennington Road

Titusville, New Jersey 08560-1410

Phone 609.737.0605 Ext. 6280

### PLANNING BOARD & ZONING BOARD APPLICATION

Date: 11/11/2020			
Block: 85	Lot: 9	Zoning District: R-100	Tax Map Sheet: 20 & 20.02
Work Site Location / Address: 1646 Reed Road, Hopewell Township			
Project Name: The Collection at Hopewell			
Property Owner Name: Michael M. Kane			
Property Owner's Address: 1646 Reed Road, Pennington NJ 08534			
Property Owner's Phone No.: 207-841-4393			
<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>			
Property Owner's Signature: 			
Applicant's Name: US Home at Hopewell Urban Renewal, LLC			
Applicant's Address: 2465 Kuser Road, 3rd Floor, Hamilton, NJ 08690			
Applicant's Phone No.: 609-245-2200			
Applicant's Email (correspondence will be emailed unless otherwise requested): Mitch.Newman@lennar.com			
Contact or Agent's Name (this is the primary point of contact for the application): Jason R. Tuvel, Esq.			
Contact or Agent's Address: Prime and Tuvel, 2 University Plaza Drive, Suite 109, Hackensack, NJ 07601			
Contact or Agent's Phone No.: 201-883-1010			
Contact or Agent's Email (correspondence will be emailed unless otherwise requested): jason@primelaw.com			
<i>I do hereby consent to the filing of this application and appoint Jason R. Tuvel, Esq. 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: 			
<i>I do hereby accept the responsibilities as agent for this application.</i>			
Contact or Agent's Signature:			
Name of Preparer of Plans: Sean A. Delany, PE			
Address, Phone Number and Email of Plan Preparer: Bowman Consulting Group, Ltd., 303 West Main Street, 4th Floor, Freehold, NJ 07728; Ph: 732-665-5500; sdelany@bowmanconsulting.com			
Architect's Name: See Attached			
Address, Phone Number and Email of Architect: See Attached			



## TOWNSHIP OF HOPEWELL

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

### PLANNING BOARD & ZONING BOARD APPLICATION

<b>Date:</b> 11/11/2020			
Block: 86	Lot: 32, 33, 34, & 130	Zoning District: IMF-X	Tax Map Sheet: 20 & 20.02
<b>Work Site Location / Address:</b> 24 and 26 Diverty Road, Hopewell Township			
<b>Project Name:</b> The Collection at Hopewell			
<b>Property Owner Name:</b> William C. Heitzman & Frizzera Dorina			
<b>Property Owner's Address:</b> 100 Aunt Molly Road, Hopewell Township, NJ 08525			
<b>Property Owner's Phone No.:</b> 609-532-2861			
<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>			
<b>Property Owner's Signature:</b> <i>Dorina Frizzera / William Heitzman / Dorina Frizzera, Executive</i>			
<b>Applicant's Name:</b> US Home at Hopewell Urban Renewal, LLC			
<b>Applicant's Address:</b> 2465 Kuser Road, 3rd Floor, Hamilton, NJ 08690			
<b>Applicant's Phone No.:</b> 609-245-2200			
<b>Applicant's Email (correspondence will be emailed unless otherwise requested):</b> Mitch.Newman@lennar.com			
<b>Contact or Agent's Name (this is the primary point of contact for the application):</b> Jason R. Tuvel, Esq.			
<b>Contact or Agent's Address:</b> Prime and Tuvel, 2 University Plaza Drive, Suite 109, Hackensack, NJ 07601			
<b>Contact or Agent's Phone No.:</b> 201-883-1010			
<b>Contact or Agent's Email (correspondence will be emailed unless otherwise requested):</b> jason@primelaw.com			
<i>I do hereby consent to the filing of this application and appoint Jason R. Tuvel, Esq. 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>			
<b>Applicant's Signature:</b> <i>Mitchell Newman, VP</i>			
<i>I do hereby accept the responsibilities as agent for this application.</i>			
<b>Contact or Agent's Signature:</b>			
<b>Name of Preparer of Plans:</b> Sean A. Delany, PE			
<b>Address, Phone Number and Email of Plan Preparer:</b> Bowman Consulting Group, Ltd., 303 West Main Street, 4th Floor, Freehold, NJ 07728; Ph: 732-665-5500; sdelany@bowmanconsulting.com			
<b>Architect's Name:</b> See Attached			
<b>Address, Phone Number and Email of Architect:</b> See Attached			

Attorney's Name: Jason R. Tuvel, Esq.

Prime and Tuvel, 2 University Plaza Drive, Suite 109, Hackensack, NJ 07601

Address, Phone Number and Email of Attorney: Ph: 973-960-2810; nancy@primelaw.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 = **87** \_\_\_\_\_)

Final Site Plan ( **1,681,950** SF of proposed improvements & number of dwelling units **379** \_\_\_\_\_)

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 = **87** \_\_\_\_\_)

Preliminary Site Plan – >10ac. and/or >10 dwelling units ( **1,681,950** SF of proposed improvements & number of dwelling units **379** \_\_\_\_\_)

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:

Proposed 87 Lot subdivision for the development of 379 residential units consisting of 61 Townhome units in 10

three-story buildings, 144 Stacked Townhome units in 11 three-story buildings, 96 multi-family units in 4 three-story buildings), and 78 COAH units in 4 three-story buildings along with paved roads and parking areas including a boulevard roadway, landscaping and lighting, underground utilities, water mains, sanitary sewer mains and onsite pump station and stormwater management collection system and facilities.

Provide a description of any requested variances. Attach additional sheets as needed:

<i>Ordinance Section Citation</i>	<i>Description of variance requested and reason / justification for the request.</i>
SEE ATTACHED ADDENDUM	

**Building / Project Information:**

	Existing	Proposed	Total
Building Height	N/A	<45' & <55'	<45' & <55'
Building Stories	N/A	3 stories	3 stories
Acc. Building Height	N/A	N/A	N/A
Acc. Building Stories	N/A	N/A	N/A
Building Coverage	N/A	11.9%	11.9%
Floor Area	N/A	N/A	N/A
Floor Area Ratio	N/A	N/A	--
Residential sq. ft.	0	N/A	--
Retail sq. ft.	0	N/A	--
Office sq. ft.	0	N/A	--
Industrial sq. ft.	0	N/A	--
Parking sq. ft.	0	N/A	--
Other (specify) sq. ft.	N/A	N/A	--
Dwelling units	0	379	379
Affordable Units	0	78	78
Bedroom Count	0	953	953
Studio	0	0	--
1 Bedroom	0	15	--
2 Bedroom	0	215	--
3 Bedroom	0	149	--
4+ Bedroom	0		--
Parking Spaces	0	856	856
Bike Storage	0	N/A	N/A
Tree Count	See Site Plan Sheet 3	866	866 + trees to remain*
Shade Tree Count	See Site Plan Sheet 3	492	492 + trees to remain*
Employee Count	0	N/A	N/A

\*see Sheet 3 - Site Preparation and Tree Inventory Plan

# TOWNSHIP OF HOPEWELL

## PRELIMINARY MAJOR SUBDIVISION CHECKLIST

**Applicant's Name:** US Home at Hopewell Urban Renewal, LLC

**Site Block and Lot:** Block 85 Lot 3 and part of 9; Block 86, Lots 32, 33, 34 and 130

Lot 3: 12 Washington Crossing - Pennington Road, Hopewell Township;

**Site Address:** Lot 9: 1646 Reed Road, Hopewell Township

Lots 32-34 and 130: 24 and 26 Diverty Road, Hopewell Township

**Signature and Name of Person Preparing Checklist:** \_\_\_\_\_

*Signature*

Sean A. Delany, PE \_\_\_\_\_ 1/11/2021

*Name*  
Principal / Sr. Project Manager  
Bowman Consulting Group, Ltd.

*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>
<b><i>**Submit one hard copy and pdf of required documents and plans for Completeness Determination.**</i></b>		
<input checked="" type="checkbox"/> 1. Submitted within published "window for submission."		
<input checked="" type="checkbox"/> 2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.	<u>3</u>	
<input checked="" type="checkbox"/> 3. Payment of Required Fees.		
<input checked="" type="checkbox"/> 4. Completed Escrow Agreement.	<u>3</u>	
<input checked="" type="checkbox"/> 5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	<u>3</u>	
<input checked="" type="checkbox"/> 6. Completed Consent to Entry Form.	<u>3</u>	
<input checked="" type="checkbox"/> 7. Completed Preliminary Major Subdivision Checklist.	<u>3</u>	
<input checked="" type="checkbox"/> 8. Completed "Design Waiver Request" form.	<u>3</u>	
<input checked="" type="checkbox"/> 9. Certificate of Ownership.	<u>3</u>	
<input checked="" type="checkbox"/> 10. Tree Survey Plan.	<u>3 full size and 15 to-scale half size</u>	
<input checked="" type="checkbox"/> 11. Site Plan(s) folded, collated, bound, signed, and sealed.	<u>3 full size and 15 to-scale half size</u>	
<input checked="" type="checkbox"/> 12. Traffic Analysis - collated, bound, signed, and sealed.	<u>3</u>	

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
<input checked="" type="checkbox"/>	13. Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	<u>3</u>	—
<input checked="" type="checkbox"/>	14. Stormwater management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	<u>3</u>	—
<input checked="" type="checkbox"/>	15. Completed Fiscal Impact Data Sheet.	<u>3</u>	—
<b>N/A</b>	16. Well Water Supply Evaluation - collated, bound, signed and sealed.	<u>3</u>	—
<b>N/A</b>	17. Existing Septic System Certification - signed and sealed.	<u>3</u>	—
<b>N/A</b>	18. Water Quality Test Reports by NJDEP certified laboratory for existing on-site wells and test wells.	<u>3</u>	—
<input checked="" type="checkbox"/>	19. Soil Test Reports collated, bound, signed and sealed.	<u>3</u>	—
<input checked="" type="checkbox"/>	20. Consistency with Wastewater Management Plan of the Township of Hopewell.	<u>3</u>	—
<input checked="" type="checkbox"/>	21. Proof of submission of a request for a wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection a minimum of 60 days prior to submitting this application. Proof shall include acknowledgement of receipt by an official of the New Jersey Department of Environmental Protection.	<u>3</u>	—
<input checked="" type="checkbox"/>	22. Submission of a wetlands report and wetlands delineation.	<u>3</u>	—
<input checked="" type="checkbox"/>	23. 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>	—

## Engineering

<i>Appl. Use Only</i>		<i>Twp Use Only</i>
<input checked="" type="checkbox"/>	1. Designed, drawn, signed and sealed by N.J.P.E., L.S. or A.I.A. as appropriate.	—
<input checked="" type="checkbox"/>	2. Blue or Blackline reproduction on standard sized sheets <u>30" x 42"</u> <u>24" x 36"</u> <u>15" x 21"</u> <u>8½" x 13"</u> .	—
<input checked="" type="checkbox"/>	3. Acceptable title block containing minimum data as prescribed by N.J.S.A. 13:40-1.	—
<input checked="" type="checkbox"/>	4. All scales shall be written and graphically identified. Minimum scales for plan preparation shall be as follows:	—
<input checked="" type="checkbox"/>	a. Key Maps: 1" - 1000'	—
<input checked="" type="checkbox"/>	b. Boundary and Topographic Survey: 1" = 100'	—
<input checked="" type="checkbox"/>	c. Environmental Inventory Maps: 1" = 200'	—

d. Grading and Drainage Plans: 1" = 50"

e. Site Plans: 1" = 50'

f. Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' - Vertical  
Horizontal to Vertical Ratio of scales being no more than 10.

g. Sewage Disposal and Water Supply Plan: 1" = 50'

h. Landscaping: 1" = 50' for street tree planting islands. Individual unit, island, or other detailed landscaping being provided at a minimum of 1" = 30'

5. A north arrow with reference meridian.

6. A legend identifying symbols and drafting techniques used.

7. A border shall be placed on all plans. This border shall be 1/2" for the bottom, right side and top of each plan with a 1½" border on the left side.

8. A boundary and topographic survey of the total tract signed and sealed by the preparing NJ. Professional Land Surveyor in accordance with N.J.S.A. 13:40. Topography shall be 5 foot intervals for slopes of 10% or greater, 2 foot intervals for slopes between 3% and 10% and 1 foot intervals for slopes up to and including 3%. Topography within 200 feet from the subdivision boundary shall be shown. All topography shall be based on NGVD 1988 datum Benchmarks shall be established within 500 feet of the subdivision boundary and shown, together with appropriate references.

9. Subdivision plan showing existing topography; all existing and proposed lot lines, lot dimensions, gross and net lot areas; locations of on-site structures with dimensions to proposed lots (if remaining after subdivision); wetland boundaries and areas; stream corridor boundaries and areas; flood hazard boundaries and areas; all easement boundaries and areas; all proposed streets showing name; right-of-way width and cartway widths; common driveway locations; proposed widened roadway widths along frontage of lot; sight triangle easements and boundaries; and a tabulation of zoning requirements showing zone(s) in which lot is located, bulk requirements of zone(s), bulk requirements proposed by application (including conditional or accessing use requirements) and density. All dimensions shown shall be to nearest 1/10th acre where easement, flood hazard, stream corridor, or wetland areas overlap, only the most encumbering area is required to be shown.

10. All existing and proposed utility service lines and laterals on site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, sump pump connections, and underground electric and phone service.

11. Drainage and grading plan duplicating all data shown on the site plan (dimensions not required to determine slopes should not be shown). Existing and proposed contours with intervals of one foot where slopes are less than two percent; with intervals of two feet where slopes are between two percent and ten percent; and with intervals of five feet where slopes exceed ten percent; spot elevations at bottom of curb for every point of curvature or tangency, breaks in grade, and handicapped ramps; elevations of drainage inlet grates and manhole rims; storm and sanitary sewer pipe invert elevations; elevations at corners of proposed structures; finished first floor elevations; and elevations at loading ramps. Contours must be based on NGVD 1988 elevations and benchmarks must be shown. Where drainage swales are proposed, the elevation, percent longitudinal slope and typical cross section of the swales shall be shown.

Proposed grading should be designed to provide a balanced cut and fill condition as much as practical.

12. Storm drainage profiles for all diversion swales, waterways, storm sewer pipe and any other conduit shall be provided. These profiles may be shown on a separate sheet entitled "Drainage Profiles", the detention basin plan or construction detail plans. Existing elevations shall be shown at 100-foot intervals. Proposed elevations for appurtenances shall be shown at 100-foot intervals, concrete structure elevations shall be shown at 50-foot intervals; Invert elevations; elevations at grade changes. Proposed slopes shall be written.

13. A Stormwater Management Plan detailing all existing and proposed grades and contours, outlet structure details, conduit outlet protection details, all inverts of low flow channel with proposed longitudinal slope(s), typical cross section trash rack details, emergency spillway cross sections and profiles to point of discharge, construction details and designations of ultimate ownership of the basin.

14. Hydraulic calculations for storm water management showing, at minimum, no increase in runoff from the predevelopment conditions for the water quality 2, 10, and 100 year storm frequency as determined by "Urban Hydrology for Small Watersheds TR-55" Type III rainfall using the following criteria.

- a. Pre-development conditions shall be considered as "good."
- b. Post development conditions shall be considered as "poor" with maximum impervious coverage permitted by ordinance being used in developing post development curve numbers.
- c. Calculations shall include a separate drainage area map for both pre and post development conditions with soils types, soil uses and flow patterns, time of concentration flow paths and flow lengths and slopes are identified. A separate drainage area map for inlets shall also be provided.
- d. Routing of pre and post development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."
- e. Emergency spillways shall be provided. The cross sections shall be designed to pass the 100-year post development inflow plus 50%. The invert shall be set at the crest of the 100-year storage elevation in the basin.
- f. All detention basins shall be designed to serve as a sediment basin during and after construction in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey References.
- g. Computations showing Compliance with the Regulations of the D & R Canal Commission and Mercer County Planning Board.

15. Hydraulic calculations for storm water runoff collection systems shall be submitted. Calculations may use the rational method or Soil Conservation Service method pursuant to the Land Use and Development Ordinance.

16. Plan and centerline profile for all proposed roadways showing existing elevations at 50 foot intervals; proposed elevations at 50 foot intervals and at all horizontal and vertical points of curvature, intersection and tangency; roadway stations at 100 foot intervals and all horizontal and vertical points of curvature, intersection and tangency; written vertical slopes, horizontal curve design radii lengths, and central angles, vertical curve lengths; storm and sanitary sewer piping, stormwater inlet locations, inverts, slopes horizontal offset dimensions, grate or rim elevations; curb lines and locations proposed contours; water mains and valves.

- 17. Plans and centerline profiles shall be provided for widening of all existing roadways detailing of pavement grades, milling areas, drainage construction, and proposed curb locations.
- 18. Half cross sections, 50 feet on center, shall be provided for all roadways to be widened. Each section shall include the location and NGVD 1988 elevation of all existing and proposed physical centerline; right-of-way centerline; edge of pavements, right-of-way lines, sidewalk centerlines, sidewalk widths. In addition, the existing and proposed contours 25 feet from the proposed right-of-way line shall be shown.
- 19. Typical construction details shall be provided on drawings designated as "Construction Details." Details to be shown shall include: typical roadway cross section; storm sewer inlets and manholes (each type proposed); storm sewer headwalls, storm sewer trench; storm sewer flared-end section; underdrain; storm sewer step; curb; curb end treatment, depressed curb; sidewalk, handicapped ramp; street signs; warning and regulatory signs; mailbox, sump pump/underdrain to storm sewer connection; any "poured in place" concrete details and reinforcing schedules; and all retaining wall details. The typical details shown in the site improvement standards are preferred.
- 20. All on-site wetlands shall be field identified by a qualified expert in accordance with NJDEP standards, and surveyed, and located on the plan by the applicant's New Jersey Professional Land Surveyor. A wetlands report identifying all observations and findings of the wetlands expert shall accompany the site plan application. If the lands remaining are 50 acres or larger, and not to be built upon, wetlands will only be required to be identified within 150 feet of the proposed lots or any other on-site or off tract improvements. The applicant shall certify in writing that no construction shall occur upon the remaining lands until all on-site wetlands are identified.
- 21. A traffic report and analysis including but not limited to existing and background peak hour traffic volumes and distribution patterns; peak hour onsite generated traffic volumes and distribution patterns; existing and proposed traffic composition; analysis of adequacy of proposed on-site circulation patterns including proposed on-site circulation patterns including adequacy of truck and automobile turning radii; analysis of need for number of loading bays; existing and proposed levels of service and volume/capacity ratios; adequacy of proposed sight distances; analysis of need for acceleration/deceleration lanes; analysis of need for roadway striping, signage or reflectorization; need for signalization and a summary recommendation and conclusions for the analysis. The study area shall include the site as proposed by this application; the site as proposed by a master development plan; the existing and proposed roadway frontages of the site, and the nearest intersection of public roadways as measured away from the site in opposite directions. The roadways approaching the site shall be general reviewed for adequacy to support site generated traffic. This report shall be prepared by a New Jersey licensed Professional Engineer qualified to make the analysis as required herein.
- 22. Compliance with each and every design standard of the Land Use and Development Ordinance.
- 23. Compliance with approved General Development Plan.
- 24. Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each.
- 25. Stream corridor delineation with requisite buffers preserved by easement.

## Planning

X 1. A key map sheet showing the tract in question: north arrow; zoning district limits; tax lot numbers, tax block numbers, tax sheet numbers; owners names as identified on certified list provided by Township for tract in question and all lots within 200 feet of total tract; Municipal Boundaries; Existing or proposed "Master Plan" features or facilities on the site or within 500 feet of total tract; Airport Hazard Areas; signature and seal of licensed professional; names and address of owner applicant and professional preparing the map; owners certification; zoning data for each zone with all proposed data and deficiencies listed, and index of sheets (where applicable). All measurements specified herein shall be measured radially from the boundary and shall include all lots, zones, etc. on opposite sides of roads and within other municipalities.

X 2. Zoning requirements shall be tabulated to show all bulk requirements of the zone(s) in which the site plan is located and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures. All lot areas shown shall be identified as gross and net areas in accordance with ordinance definitions. Density shall be shown as defined by the Land Use and Development Ordinance.

X 3. Compliance with each and every design standard of the Land Use and Development Ordinance.

N/A 4. Compliance with approved General Development Plan.

N/A 5. Stream corridor delineation with requisite buffers preserved by easement.

W 6. Compliance with Historic Preservation Commission criteria for on-site structures or features and any historic sites or features within 200 feet of site boundary.

W 7. Cultural features, historic sites and critical viewsheds as mapped by the Township.

X 8. Identification and Location of Affordable Housing Units.

## Landscaping and Lighting

X 1. Aerial extent of tree cover for each woodland stand 10,000 sq. ft. or greater in area with a brief description of the typical tree species found within the stand, the average size of the trees measured 4-1/2' above grade, the average height of the woodland stand, and the general health of the woodland stand. This information may be combined with other environmental information and shown on the Environmental Resource Inventory Summary Map as part of the Environmental Assessment, instead. If this is done, provide a note referring to the Environmental Resource Inventory Summary Map on the Landscape and Lighting Plan.

X 2. The surveyed location of each individual tree 6" or > measured 4-1/2' above grade located inside the limit of disturbance and extending 25' outside the limit of disturbance. A tree preservation chart showing the species and health of each individual tree located inside the limit of disturbance and extending 25' outside the limit of disturbance, and whether each tree is proposed to remain, to be removed, or to be transplanted.

X 3. Proposed trees, shrubs, groundcovers, and vegetative plants with key, detailing the following information:  
a. Proposed plant names, both common and scientific.

<i>Appl. Use Only</i>	<i>Twp Use Only</i>
<b>X</b>	b. Proposed plant sizes in caliper, height, and/or width at the time of installation.
<b>X</b>	c. Type of nursery stock, (i.e. balled and burlapped or container) and size planting.
<b>X</b>	d. Proposed plant spacing and any other comments relating to installation.
<b>X</b>	e. Planting notes, including a specification that the plants shall conform to the American Standard for Nursery Stock, latest revision.
<b>X</b>	f. Delineation showing which areas are to be irrigated.
<b>X</b>	4. Landscape maintenance specifications.
<b>X</b>	5. Planting details conforming with current horticultural practices.
<b>X</b>	6. Pedestrian and bicycle circulation systems, including width proposed and materials.
<b>X</b>	7. Outdoor pedestrian spaces with landscape architectural elements detailed.
<b>X</b>	8. Construction details for pedestrian and bicycle circulation systems, outdoor spaces, and site furnishings.

<b>TOWNSHIP USE ONLY</b>	
<i>Application Reviewed By:</i> _____	<i>Date:</i> _____
<i>Recommendation:</i> _____ <small>complete/incomplete</small>	

# TOWNSHIP OF HOPEWELL

## FINAL MAJOR SUBDIVISION CHECKLIST

**Applicant's Name:** US Home at Hopewell Urban Renewal, LLC

**Site Block and Lot:** Block 85 Lot 3 and part of 9; Block 86, Lots 32, 33, 34 and 130

**Site Address:** Lot 3: 12 Washington Crossing - Pennington Road, Hopewell Township;  
 Lot 9: 1646 Reed Road, Hopewell Township  
 Lots 32-34 and 130: 24 and 26 Diverty Road, Hopewell Township

**Signature and Name of Person Preparing Checklist:**

*Signature*

Sean A. Delany, PE

1/11/2021

*Name*  
 Principal / Sr. Project Manager  
 Bowman Consulting Group, Ltd.

*Date Signed*

**All documents must be submitted in hard copy and pdf.**

### Administrative

<b>Appl. Use Only</b>		<b>Hard Copies Required</b>	<b>Twp Use Only</b>
<b>**Submit one hard copy and pdf of required documents and plans for Completeness Determination.**</b>			
<input checked="" type="checkbox"/>	1. Submitted within published "window for submission."		
<input checked="" type="checkbox"/>	2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.	3	
<input checked="" type="checkbox"/>	3. Payment of Required Fees.		
<input checked="" type="checkbox"/>	4. Completed Escrow Agreement.	3	
<input checked="" type="checkbox"/>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	3	
<input checked="" type="checkbox"/>	6. Completed Consent to Entry Form.	3	
<input checked="" type="checkbox"/>	7. Completed Final Major Subdivision Checklist	3	
<input checked="" type="checkbox"/>	8. Completed "Design Waiver Request" form.	3	
<input checked="" type="checkbox"/>	9. Certificate of Ownership.	3	
<input checked="" type="checkbox"/>	10. Final Major Subdivision Plan(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>	
<input checked="" type="checkbox"/>	11. Signed copy of Preliminary plans with copy of Resolution of Approval.	3	
<b>Final Application being submitted simultaneously with Preliminary Application.</b>			
<input checked="" type="checkbox"/>	12. Certification that all conditions of preliminary major subdivision approval have been satisfied and that Preliminary Major Subdivision 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.	3	
<b>Final Application being submitted simultaneously with Preliminary Application.</b>			
<input checked="" type="checkbox"/>	13. Letter from Postmaster of Post Office serving proposed subdivision that street names are acceptable.	3	
<b>Final Application being submitted simultaneously with Preliminary Application. Will provide as condition of approvals.</b>			
			1

Appl. Use Only	Hard Copies Required	Twp Use Only
W	14. 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.	3
W	15. Proposed text of all deed restrictions, restrictions to be included in all contracts of sale and any other form of restriction imposed as part of the subdivision approval or to be imposed by the Developer.	3
	<b>Final Application being submitted simultaneously with Preliminary Application. Will provide as condition of approvals.</b>	
Appl. Use Only	<u>Health</u>	Twp Use Only
X	1. Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist.	
	<b>Final Application being submitted simultaneously with Preliminary Application.</b>	
N/A	2. Final septic system design criteria and grading shown on "Sewage Disposal and Water Supply Plan."	
W	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.	
	<b>Will provide as condition of approvals.</b>	
W	4. Provision for temporary water and sewer to sales offices and construction offices.	
	<b>Will provide as condition of approvals.</b>	
	<u>Engineering</u>	
X	I. Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist. All documents submitted for preliminary major subdivision approval shall be appropriately revised, retitled, dated, and submitted for final major subdivision approval. All documents submitted shall bear the same date.	
	<b>Final Application being submitted simultaneously with Preliminary Application.</b>	
W	2. An estimate of all construction quantities for all on site improvements which shall be dedicated to the public or planned to be monitored by a Homeowners Association. This estimate shall include all construction quantities for all site improvements shown on the approved preliminary plan and shall be signed, sealed and dated by a New Jersey Licensed Professional Engineer.	
	<b>Will provide as condition of approvals.</b>	
W	3. An estimate of all construction quantities for all off-site or off-tract improvements required to be constructed as part of the approved preliminary major subdivision plan. This estimate shall be based on the off-tract improvement plans and shall be signed, sealed, and dated by the prepared New Jersey Licensed Professional Engineer.	
	<b>Will provide as condition of approvals.</b>	
W	4. Metes and bounds descriptions for right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; common driveway easements; cul-de-sac easements and all other easements or rights-of-way which shall be dedicated to the public or planned to be maintained by a Homeowners Association. Descriptions may be by reference to Final Plat.	
	<b>Will provide as condition of approvals.</b>	
W	5. Detailed project phasing plan includes proposed construction sequence, routes to and from site construction methods, hours or operation, construction traffic control plans, temporary construction traffic office locations, and any other construction -related plans.	
X	6. A final plat of major subdivision complying with the "Map Filing Law" of the State of New Jersey.	

**W** 7. A Developer's Agreement approved and executed by the Hopewell Township Committee.  
**Will provide as condition of approvals.**

**X** 8. 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 temporary lighting at a scale of not smaller than 1" = 50' each facility location.

**X** 9. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.

**W** 10. Block and Lot numbers approved by Tax Assessor.  
**Will provide as condition of approvals.**

**W** 11. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.  
**Will provide as condition of approvals.**

**X** 12. Provide site lighting plan when roadway illumination requirements of Section 17-90.3b are applicable.

## Planning

**X** I. Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist. All documents submitted for preliminary major subdivision approval shall be appropriately revised, retitled, dated, and submitted for final major subdivision approval. All documents submitted shall bear the same date.  
**Will provide as condition of approvals.**

**X** 2. Detailed project phasing plan includes proposed construction sequence, routes to and from site construction methods, hours or operation, construction traffic control plans, temporary construction traffic office locations, and any other construction -related plans.

**W** 3. A Developer's Agreement approved and executed by the Hopewell Township Committee.  
**Will provide as condition of approvals.**

**X** 4. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.

**W** 5. Block and Lot numbers approved by Tax Assessor.  
**Will provide as condition of approvals.**

**W** 6. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.  
**Will provide as condition of approvals.**

### **TOWNSHIP USE ONLY**

*Application Reviewed By:* \_\_\_\_\_ *Date:* \_\_\_\_\_

*Recommendation:* \_\_\_\_\_ *complete/incomplete*

# TOWNSHIP OF HOPEWELL

## PRELIMINARY SITE PLAN CHECKLIST

**Applicant's Name:** US Home at Hopewell Urban Renewal, LLC

**Site Block and Lot:** Block 85 Lot 3 and part of 9; Block 86, Lots 32, 33, 34 and 130

**Site Address:** Lot 3: 12 Washington Crossing - Pennington Road, Hopewell Township;  
 Lot 9: 1646 Reed Road, Hopewell Township  
 Lots 32-34 and 130: 24 and 26 Diverty Road, Hopewell Township

**Signature and Name of Person Preparing Checklist:** \_\_\_\_\_

*Signature*

Sean A. Delany, PE

1/11/2021

*Name*  
 Principal / Sr. Project Manager  
 Bowman Consulting Group, Ltd.

*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>
<b><i>**Submit one hard copy and pdf of required documents for Completeness Determination.**</i></b>		
<input checked="" type="checkbox"/> 1. Submitted within published "window for submission."	—	—
<input checked="" type="checkbox"/> 2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.	<u>3</u>	—
<input checked="" type="checkbox"/> 3. Payment of Required Fees.	—	—
<input checked="" type="checkbox"/> 4. Completed Escrow Agreement.	<u>3</u>	—
<input checked="" type="checkbox"/> 5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	<u>3</u>	—
<input checked="" type="checkbox"/> 6. Completed Consent to Entry Form.	<u>3</u>	—
<input checked="" type="checkbox"/> 7. Completed Preliminary Site Plan Checklist.	<u>3</u>	—
<input checked="" type="checkbox"/> 8. Completed "Design Waiver Request" form.	<u>3</u>	—
<input checked="" type="checkbox"/> 9. Certificate of Ownership.	<u>3</u>	—
<input checked="" type="checkbox"/> 10. Tree Survey Plan.	<u>3</u>	—
<input checked="" type="checkbox"/> 11. Site Plan(s) folded, collated, bound, signed, and sealed.	<u>3 full size and 15 to-scale half size</u>	—
<input checked="" type="checkbox"/> 12. Traffic Analysis - collated, bound, signed, and sealed.	<u>3</u>	—

<i>Appl. Use Only</i>		<i>Copies Required</i>	<i>Twp Use Only</i>
<input checked="" type="checkbox"/>	13. Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	<u>3</u>	—
<input checked="" type="checkbox"/>	14. Storm water management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	<u>3</u>	—
<input checked="" type="checkbox"/>	15. Completed Fiscal Impact Data Sheet.	<u>3</u>	—
<b>N/A</b>	16. Well Water Supply Evaluation - collated, bound, signed and sealed.	<u>3</u>	—
<b>N/A</b>	17. Existing Septic System Certification - signed and sealed.	<u>3</u>	—
<b>N/A</b>	18. Water Quality Test Reports by NJDEP certified laboratory for existing on-site wells and test wells.	<u>3</u>	—
<input checked="" type="checkbox"/>	19. Soil Test Reports collated, bound, signed and sealed.	<u>3</u>	—
<input checked="" type="checkbox"/>	20. Consistency with Wastewater Management Plan of the Township of Hopewell.	<u>3</u>	—
<input checked="" type="checkbox"/>	21. Proof of submission of a request for a wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection a minimum of 60 days prior to submitting this application. Proof shall include acknowledgement of receipt by an official of the New Jersey Department of Environmental Protection.	<u>3</u>	—
<input checked="" type="checkbox"/>	22. Submission of a wetlands report and wetlands delineation.	<u>3</u>	—
<input checked="" type="checkbox"/>	23. 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>	—

## Health

<i>Appl. Use Only</i>		<i>Twp Use Only</i>
<b>N/A</b>	1. Location of all existing sewage disposal systems on-site and within 200 feet of the boundary of the entire tract.	—
<b>N/A</b>	2. Certification by a New Jersey Licensed Professional Engineer regarding adequacy of any and all existing on-site sewage disposal systems pursuant to Chapters 16 and 17. Potential reserve areas for modification of existing systems shall be shown on the plan. Application will be declared incomplete should failing or unsatisfactory conditions be noted, certified, or found to exist.	—
<b>N/A</b>	3. Submission of laboratory test report for all existing on-site wells or potable water supplies pursuant to Chapter 16 and 17. Application shall be declared incomplete should failing or unsatisfactory conditions be noted or found to exist (Bacteria, Nitrate, Volatile organics, and other items required by the Health Officer).	—
<b>N/A</b>	4. Soils Tests shall be provided for primary and reserve septic areas pursuant to Chapters 16 and 17. Test results submitted which are invalid because of expiration dates or do not comply with all provisions of Chapters 16 and 17 shall render the application incomplete.	—

**N/A** 5. The Location and results of all complete, incomplete, unacceptable and unwitnessed profile pits, permeability tests, basin floods and percolation tests. All results shall be shown on a separate plan(s) entitled "Sewage Disposal and Water Supply Plan." All result locations shall be dimensioned to all proposed and existing lot lines, watercourses, easements, wetland limits, sewage disposal and water supply systems within 200 feet of the tests.

**N/A** 6. Submission of individual soil test reports by soil log or test number for each test location in numerical ascending order shall be provided. Each report shall be signed and sealed by a New Jersey Licensed Professional Engineer and coordinated with each lot number shown on the plan submitted.

**N/A** 7. Submission of well water supply evaluation pursuant to Chapter 16.

**N/A** 8. The location of all on-site, off-site, and off tract test wells, monitor wells, and existing wells within 500 feet of the test wells are to be shown pursuant to Chapter 16.

**N/A** 9. Written documentation signed by the homeowners, or affidavits executed by the applicant proving permission. All wells within 500 feet of the test well shall be monitored. In the event monitoring is not permitted, the denial by the homeowner shall be submitted. In the event of a denial or no response, an affidavit by the applicant detailing efforts made to obtain permission and/or the reasons for denial shall also accompany the application.

**W** 10. 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.

**Application pending submission per review/approval of onsite sanitary sewer collection system by Township.**

### Engineering

**X** 1. Designed, drawn, signed and sealed by A.I.A., C.L.A., N.J.P.E., N.J.P.L.S. or N.J.P.P. as appropriate.

**X** 2. Blue or Blackline reproduction on standard sized sheets 30" x 42," 24" x 36," 15" x 21," 8½" x 13."

**X** 3. Acceptable title block containing minimum data as prescribed by N.J.S.A. 13:40-1.

**X** 4. All scales shall be written and graphically identified. Minimum scales for plan preparation shall be as follows:

**X** a. Key Maps: 1" - 1000'

**X** b. Boundary and Topographic Survey: 1" = 100'

**X** c. Environmental Inventory Maps: 1" = 200'

**X** d. Grading and Drainage Plans: 1" = 50"

**X** e. Site Plans: 1" = 50'

**X** f. Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' - Vertical  
Horizontal to Vertical Ratio of scales being no more than 10.

**X** g. Sewage Disposal and Water Supply Plan: 1" = 50'

h. Landscaping: 1" = 50' for street tree planting islands. Individual unit, island, or other detailed landscaping being provided at a minimum of 1" = 30.'

5. A north arrow with reference meridian.

6. A legend identifying symbols and drafting techniques used.

7. A border shall be placed on all plans. This border shall be 1/2" for the bottom, right side and top of each plan with a 1½" border on the left side.

8. A boundary and topographic survey of the total tract signed and sealed by the preparing NJ. Professional Land Surveyor in accordance with N.J.S.A. 13:40. Topography shall be 5 foot intervals for slopes of 10% or greater, 2 foot intervals for slopes between 3% and 10% and 1 foot intervals for slopes up to and including 3%. Topography within 200 feet from the subdivision boundary shall be shown. All topography shall be based on NGVD 1988 datum. Benchmarks shall be established within 500 feet of the subdivision boundary and shown, together with appropriate references.

9. All existing and proposed utility service lines and laterals on site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, sump pump connections, and underground electric and phone service.

10. Site Plan showing the proposed use and site improvements including but not limited to: existing topography; location of all proposed structures with dimensions to boundaries; location of all existing structures to remain or to be removed; proposed access aisles with curb-to-curb dimensions for width; curb radii dimensions; automobile parking stalls with dimensions for width and depth; truck loading and parking aisle and stalls with dimensions for stall length and width; type of truck to use loading area; typical truck radii detail; loading dock locations; all sidewalk locations and dimensions; provisions for handicapped; location of bench mark; flood hazard areas; wetlands boundaries; stream corridor areas; easement areas; traffic warning and regulatory signs; and trees to be removed/remain.

11. Drainage and grading plan duplicating all data shown on the site plan (dimensions not required to determine slopes should not be shown). Existing and proposed contours with intervals of one foot where slopes are less than two percent; with intervals of two feet where slopes are between two percent and ten percent; and with intervals of five feet where slopes exceed ten percent; spot elevations at bottom of curb for every point of curvature or tangency, breaks in grade, and handicapped ramps; elevations of drainage inlet grates and manhole rims; storm and sanitary sewer pipe invert elevations; elevations at corners of proposed structures; finished first floor elevations; and elevations at loading ramps. Contours must be based on NGVD 1988 elevations and benchmarks must be shown. Where drainage swales are proposed, the elevation, percent longitudinal slope and typical cross section of the swales shall be shown.

Proposed grading shall be designed to provide a balanced cut and fill condition as much as practical.

12. Storm drainage profiles for all diversion swales, waterways, storm sewer pipe and any other conduit shall be provided. These profiles may be shown on a separate sheet entitled "Drainage Profiles", the detention basin plan or construction detail plans. Existing elevations shall be shown at 100-foot intervals. Proposed elevations for appurtenances shall be shown at 100-foot intervals, concrete structure elevations shall be shown at 50-foot intervals; Invert elevations; elevations at grade changes. Proposed slopes shall be written.

13. A Stormwater Management Plan detailing all existing and proposed grades and contours, outlet structure details, conduit outlet protection details, all inverts of low flow channel with proposed longitudinal slope(s), typical cross section trash rack details, emergency spillway cross sections and profiles to point of discharge, construction details and designations of ultimate ownership of the basin.

**X** 14. Hydraulic calculations for stormwater detention showing no increase in runoff from the pre-development conditions for the water quality 2, 10, and 100 year storm frequency as determined by "Urban Hydrology for Small Watersheds TR-55" Type III rainfall using the following criteria.

**X** a. Pre-development conditions shall be considered as "good."

**X** b. Post development conditions shall be considered as "poor" with maximum impervious coverages permitted by ordinance being used in developing post development curve numbers.

**X** c. Calculations shall include a separate drainage area map for both pre- and post-development conditions with soils types, soil uses and flow patterns, time of concentration flow paths and flow lengths and slopes being identified. A separate drainage area map for inlets shall also be provided.

**X** d. Routing of pre- and post-development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."

**X** e. Emergency spillways shall be provided. The cross sections shall be designed to pass the 100-year post development inflow plus 50%. The invert shall be set at the crest of the 100-year storage elevation in the basin.

**X** f. All detention basins shall be designed to serve as a sediment basin during and after construction in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey References.

**X** g. Computations showing Compliance with the Regulations of the D & R Canal Commission and the Mercer County Planning Board.

**X** 15. Hydraulic calculations for stormwater runoff collection systems shall be submitted. Calculations may use the rational method or Soil Conservation Service method pursuant to the Land Use and Development Ordinance.

**X** 16. Typical construction details shall be provided on drawings designated as "Construction Details." Details to be shown shall include: typical roadway cross section; storm sewer inlets and manholes (each type proposed); storm sewer headwalls, storm sewer trench; storm sewer flared-end section; underdrain; storm sewer step; curb; curb end treatment, depressed curb; sidewalk, handicapped ramp; street signs; warning and regulatory signs; mailbox, sump pump/underdrain to storm sewer connection; any "poured in place" concrete details and reinforcing schedules; and all retaining wall details. The typical details shown in the site improvement standards are preferred.

**X** 17. All on-site wetlands shall be field identified by a qualified expert in accordance with NJDEP standards, and surveyed, and located on the plan by the applicant's New Jersey Professional Land Surveyor. A wetlands report identifying all observations and findings of the wetlands expert shall accompany the site plan application. If the lands remaining are 50 acres or larger, and not to be built upon, wetlands will only be required to be identified within 150 feet of the proposed lots or any other on-site or off tract improvements. The applicant shall certify in writing that no construction shall occur upon the remaining lands until all on-site wetlands are identified.

**X** 18. Half cross sections, 50 feet on center, shall be provided for all roadways to be widened. Each section shall include the location and NGVD 1988 elevation of all existing and proposed physical centerline; right-of-way centerline; edge of pavements, right-of-way lines, sidewalk centerlines, sidewalk widths. In addition, the existing and proposed contours 25 feet from the proposed right-of-way line shall be shown.

**X** 19. A traffic report and analysis including but not limited to existing and background peak hour traffic volumes and distribution patterns; peak hour onsite generated traffic volumes and distribution patterns; existing and proposed traffic composition; analysis of adequacy of proposed on-site circulation patterns including adequacy of truck and automobile turning radii; analysis of need for number of loading bays; existing and proposed levels of service and volume/capacity ratios; adequacy of proposed sight distances; analysis of need for acceleration/deceleration lanes; analysis of need for roadway striping, signage or reflectorization; need for signalization and a summary recommendation and conclusions for the analysis. The study area shall include the site as proposed by this application; the site as proposed by a master development plan; the existing and proposed roadway frontages of the site, and the nearest intersection of public roadways as measured away from the site in opposite directions. The roadways approaching the site shall be generally reviewed for adequacy to support site generated traffic. This report shall be prepared by a New Jersey licensed Professional Engineer qualified to make the analysis as required herein.

**X** 20. Compliance with each and every design standard of the Land Use and Development Ordinance.

**N/A** 21. Compliance with approved General Development Plan.

**N/A** 22. Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each.

**N/A** 23. Stream corridor delineation with requisite buffers preserved by easement.

## Planning

**X** 1. A key map sheet showing the tract in question: north arrow; zoning district limits; tax lot numbers, tax block numbers, tax sheet numbers; owners names as identified on certified list provided by Township for tract in question and all lots within 200 feet of total tract; Municipal Boundaries; Existing or proposed "Master Plan" features or facilities on the site or within 500 feet of total tract; Airport Hazard Areas; signature and seal of licensed professional; names and address of owner applicant and professional preparing the map; owners certification; zoning data for each zone with all proposed data and deficiencies listed, and index of sheets (where applicable). All measurements specified herein shall be measured radially from the boundary and shall include all lots, zones, etc. on opposite sides of roads and within other municipalities.

**X** 2. Site Plan showing the proposed use and site improvements including but not limited to: existing topography; location of all proposed structures with dimensions to boundaries; location of all existing structures to remain or to be removed; proposed access aisles with curb-to-curb dimensions for width; curb radii dimensions; automobile parking stalls with dimensions for width and depth; truck loading and parking aisle and stalls with dimensions for stall length and width; type of truck to use loading area; typical truck radii detail; loading dock locations; all sidewalk locations and dimensions; provisions for handicapped; location of bench mark; flood hazard areas; wetlands boundaries; stream corridor areas; easement areas; traffic warning and regulatory signs; and trees to be removed/remain.

**X** 3. Zoning requirements shall be tabulated to show all bulk requirements of the zone or zones in which the site plan is located and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures. All lot areas shown shall be identified as gross and net areas in accordance with ordinance definitions. Density shall be shown as defined by the Land Use and Development Ordinance.

<input checked="" type="checkbox"/>	4. Architectural floor plans for each floor and for each elevation. These plans shall be signed and sealed by a New Jersey Licensed Architect.	_____
<input checked="" type="checkbox"/>	5. Compliance with each and every design standard of the Land Use and Development Ordinance.	_____
<input checked="" type="checkbox"/>	6. Compliance with approved General Development Plan.	_____
<input checked="" type="checkbox"/>	7. Compliance with Historic Preservation Commission criteria for onsite structures or foundations and any sites or features within 200 feet of site boundary.	_____
<input checked="" type="checkbox"/>	8. Identification and Location of Affordable Housing Units.	_____
<input checked="" type="checkbox"/>	9. Stream corridor delineation with requisite buffers preserved by easement.	_____
<input checked="" type="checkbox"/>	10. Cultural features, historic sites, and critical view sheds, as mapped by the Township.	_____

### Landscaping and Lighting

<input checked="" type="checkbox"/>	1. Aerial extent of tree cover for woodland stand 10,000 sq. ft. or greater in area with a brief description of the typical tree species found within the stand, the average size of the trees measured 4-1/2' above grade, the average height of the woodland stand, and the general health of the woodland stand. This information may be combined with other environmental information and shown on the Environmental Resource Inventory Summary Map as part of the Environmental Assessment, instead. If this is done, provide a note referring to the Environmental Resource Inventory Summary Map on the Landscape and Lighting Plan.	_____
<input checked="" type="checkbox"/>	2. The surveyed location of each individual tree 6" or > measured 4-1/2' above grade located inside the Limit of disturbance and extending 25' outside the limit of disturbance. A tree preservation chart showing the species and health of each individual tree located inside the limit of disturbance and extending 25' outside the limit of disturbance, and whether each tree is proposed to remain, to be removed, or to be transplanted.	_____
<input checked="" type="checkbox"/>	3. Proposed trees, shrubs, groundcovers, and vegetative plants with key, detailing the following information: <ol style="list-style-type: none"><li>Proposed plant names, both common and scientific.</li><li>Proposed plant sizes in caliper, height, and/or width at the time of installation.</li><li>Type of nursery stock, (i.e. balled and burlapped or container) and size planting.</li><li>Proposed plant spacing and any other comments relating to installation.</li><li>Planting notes, including a specification that the plants shall conform to the American Standard for Nursery Stock, latest revision.</li><li>Delineation showing which areas are to be irrigated.</li></ol>	_____
<input checked="" type="checkbox"/>	4. Landscape maintenance specifications.	_____
<input checked="" type="checkbox"/>	5. Planting details conforming with current horticultural practices.	_____
<input checked="" type="checkbox"/>	6. Pedestrian and bicycle circulation systems, including width proposed and materials.	_____
<input checked="" type="checkbox"/>	7. Outdoor pedestrian spaces with landscape architectural elements detailed.	_____

<input checked="" type="checkbox"/>	8. Construction details for pedestrian and bicycle circulation systems, outdoor spaces, and site furnishings.	<hr/>
<input checked="" type="checkbox"/>	9. Details of all outdoor light fixtures, including building mounted fixtures and illuminated signage. Fixture details shall include:	<hr/>
<input checked="" type="checkbox"/>	a. Manufacturer's catalog cuts, indicating lamping and including all accessory components.	<hr/>
<input checked="" type="checkbox"/>	b. Photometric reports with graphic candela curve illustrating vertical distribution from nadir to 180 degrees.	<hr/>
<input checked="" type="checkbox"/>	c. Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles.	<hr/>
<input checked="" type="checkbox"/>	10. Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include:	<hr/>
	a. Maintained horizontal illumination levels indicated on a maximum grid spacing of 10'	<hr/>
	b. Location and mounting height for each fixture.	<hr/>
<input checked="" type="checkbox"/>	11. Schedule of operation and method used to control each fixture shall be indicated in schedule or by note on Lighting Plan.	<hr/>
<input checked="" type="checkbox"/>	12. Calculation summary to include:	<hr/>
<input checked="" type="checkbox"/>	a. Minimum maintained horizontal illumination (fc).	<hr/>
<input checked="" type="checkbox"/>	b. Average maintained horizontal illumination (fc).	<hr/>
<input checked="" type="checkbox"/>	c. Maximum maintained horizontal illumination (fc).	<hr/>
<input checked="" type="checkbox"/>	d. Maximum-to-minimum Uniformity Ratio.	<hr/>
<input checked="" type="checkbox"/>	e. Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc).	<hr/>
<input checked="" type="checkbox"/>	f. Maximum maintained vertical illumination at 5' above grade at edge of property line (fc).	<hr/>
<input checked="" type="checkbox"/>	g. Average maintained vertical existence of signage (fL).	<hr/>
<input checked="" type="checkbox"/>	13. Foundation construction details for light poles.	<hr/>

## TOWNSHIP USE ONLY

Application Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_

complete/incomplete

# TOWNSHIP OF HOPEWELL

## FINAL SITE PLAN CHECKLIST

**Applicant's Name:** US Home at Hopewell Urban Renewal, LLC

**Site Block and Lot:** Block 85 Lot 3 and part of 9; Block 86, Lots 32, 33, 34 and 130

Lot 3: 12 Washington Crossing - Pennington Road, Hopewell Township;

**Site Address:** Lot 9: 1646 Reed Road, Hopewell Township

Lots 32-34 and 130: 24 and 26 Diverty Road, Hopewell Township

**Signature and Name of Person Preparing Checklist:**

Signature

Sean A. Delany, PE

1/11/2021

Name

Principal / Sr. Project Manager  
Bowman Consulting Group, Ltd.

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>
	<b>**Submit one hard copy and pdf of documents and plans for Completeness Determination.**</b>		
<input checked="" type="checkbox"/>	1. Submitted within published "window for submission."		
<input checked="" type="checkbox"/>	2. Completed Application Forms, including Corporation or Partnership Disclosure Affidavit.	<u>3</u>	
<input checked="" type="checkbox"/>	3. Payment of Required Fees.		
<input checked="" type="checkbox"/>	4. Completed Escrow Agreement.	<u>3</u>	
<input checked="" type="checkbox"/>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	<u>3</u>	
<input checked="" type="checkbox"/>	6. Completed Consent to Entry Form.	<u>3</u>	
<input checked="" type="checkbox"/>	7. Completed Final Site Plan Checklist.	<u>3</u>	
<input checked="" type="checkbox"/>	8. Completed "Design Waiver Request" form.	<u>3</u>	
<input checked="" type="checkbox"/>	9. Certificate of Ownership.	<u>3</u>	
<input checked="" type="checkbox"/>	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>	
<input checked="" type="checkbox"/>	11. Copy of resolution of Preliminary Site Plan approval.	<u>3</u>	
	<b>Final Application being submitted simultaneously with Preliminary Application.</b>		
<input checked="" type="checkbox"/>	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>	
	<b>Final Application being submitted simultaneously with Preliminary Application.</b>		

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
<b>W</b>	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>	—
	<b>Pending; submission of Documentation to be made as condition of approval.</b>		
<b>W</b>	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>	—
	<b>Pending; submission of Documentation to be made as condition of approval.</b>		

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

<b>X</b>	1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist.	—
<b>Final Application being submitted simultaneously with Preliminary Application.</b>		
<b>N/A</b>	2. Final septic system design criteria and grading shown on "Sewage Disposal and Water Supply Plan.	—
<b>W</b> 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.		

**Will provide as condition of approvals.**

## Engineering

<b>X</b>	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.	—
<b>Final Application being submitted simultaneously with Preliminary Application.</b>		
<b>X</b>	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.	—
<b>W</b> 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.		
<b>Will provide as condition of approvals.</b>		
<b>W</b>	4. Metes and bounds descriptions for all right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; and common driveway easements.	—
<b>Will provide as condition of approvals.</b>		
<b>W</b>	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.	—
<b>Will provide as condition of approvals.</b>		
<b>W</b>	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.	—
<b>Will provide as condition of approvals.</b>		

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

## Planning

**X** 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.

**Final Application being submitted simultaneously with Preliminary Application.**

**X** 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.

**X** 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.

**W** 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.

**Will provide as condition of approvals.**

**X** 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.

**X** 6. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.

**W** 7. Block and Lot numbers approved by Tax Assessor.

**Will provide as condition of approvals.**

8. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.

**Will provide as condition of approvals.**

**TOWNSHIP USE ONLY**

*Application Reviewed By:* \_\_\_\_\_ *Date:* \_\_\_\_\_

*Recommendation:* \_\_\_\_\_ *complete/incomplete*

**Addendum to Administrative Checklists**  
**CHECKLIST SUBMISSION AND DESIGN WAVER REQUEST FORM**

**I. Design Exceptions:**

None

**II. Submission Waivers:**

**A. Preliminary Major Site Plan Administrative and Health:**

**Administrative and Health:**

**Items 16, 17, 18 and Health: Items 1-9**

**Well and Septic:**

The above referenced items are referenced on the Checklist as “Not Applicable” (“N/A”) due to the fact that no wells or septic systems are proposed for this development. Public potable water and public wastewater systems / sewers are proposed.

**Health Item 10:**

**Submission of Treatment Works or NJPDES permit applications:**

The necessary application(s) require township consent and will be submitted upon grant of combined preliminary and Final site plan / subdivision approvals by the Planning Board.

**Engineering**

**Item 21: General Development Plan:** No General Development Plan is proposed.

**Item 22: Location of intermittent streams.... 100-year flood hazard line:** Not applicable as none exist. See enclosed NJDEP Wetlands Letters of Interpretation, Line Verification and Flood Hazard Applicability Determinations for Block 85, lot 3 and Block 86, Lots 32-34 and 130 submitted herewith.

**Item 23: Stream Corridor delineation and buffer:** Not applicable as none exist. See enclosed NJDEP Wetlands Letters of Interpretation, Line Verification and Flood Hazard Applicability Determinations for Block 85, lot 3 and Block 86, Lots 32-34 and 130 submitted herewith.

**Planning**

**Item 6: General Development Plan:** No General Development Plan is proposed.

**Item 7: Compliance with Historic Preservation Criteria:** No Historic Preservation Criteria or other cultural features are present on the site or within 200 ft. of the property.

**Item 10: Cultural Features etc.:** No Historic Preservation Criteria or other cultural features are present on the site or within 200 ft. of the property.

**B. Final Site Plan Checklist**

**Administrative**

**Item 11: Copy of Preliminary Resolution:** Application requests combined, simultaneous Preliminary and Final approvals. Preliminary Approval will be combined into Preliminary and Final Approval.

**Item 12: Compliance with Conditions of Preliminary Approval:** Application requests combined, simultaneous Preliminary and Final approvals. Request that all Conditions of Approval be deferred and incorporated into Final Approval.

**Item 13 and Item 14: Utility easements and “will serve” documentation** are both pending; submission of same is requested to be made a condition of Final Approval.

**Health**

**Item 1:** Compliance with Conditions of Preliminary Approval: Application requests combined, simultaneous Preliminary and Final approvals. Request that all Conditions of Approval be incorporated into Final Approval.

**Item 2:** Septic: No well or septic system is proposed for this development. Public potable water and public wastewater systems / sewers are proposed.

**Item 3:** NJPDES: The necessary application(s) will be submitted upon grant of combined preliminary and Final site plan and subdivision approvals by the Planning Board and with Township's written consent.

### **Engineering**

**Item 1:** Compliance with conditions of Preliminary Approval: Application requests combined, simultaneous Preliminary and Final approvals. Request that all Conditions of Approval be deferred and incorporated into Final Approval.

**Items 3-6:** Construction quantities, metes and bounds descriptions, project phasing, Developer's Agreement for public improvements: Request deferral of these items as conditions of Final Approval.

**Item 9:** Block and Lot Numbers: Request designation by Assessor be deferred to grant of simultaneous Preliminary and Final Approval as a condition thereof.

**Item 10:** Copies of Federal, State, County and local approvals required by Preliminary Approval: Request submission as a condition of grant of simultaneous Preliminary and Final Approval.

### **Planning**

**Item 1:** Conditions of Preliminary Approval

**Item 4:** Developer's Agreement- public improvements

**Item 7:** Block and Lot numbers

**Item 8:** Federal, State, County permits

Request submission of these Items 1, 4, 7, 9 concurrent be made conditions of simultaneous Preliminary and Final Approval.

### **D. Preliminary Subdivision Checklist**

#### **Administrative:**

**Item 16:** Well

**Item 17:** Existing septic

**Item 18:** Water Quality: Well and Septic:

The above referenced Items 16-18 are referenced on the Checklist as "Not Applicable" ("N/A") due to the fact that no wells or septic systems are proposed for this development. Public potable water and public wastewater systems / sewers are proposed.

#### **Engineering:**

**Item 23:** General Development Plan: No General Development Plan is proposed.

**Item 24:** Location of intermittent streams.... 100-year flood hazard line: Not applicable as none exist. See enclosed NJDEP Wetlands Letters of Interpretation, Line Verification and Flood Hazard Applicability Determinations for Block 85, lot 3 and Block 86, Lots 32-34 and 130 submitted herewith.

**Item 25:** Stream Corridor delineation and buffer: Not applicable as none exist. See enclosed NJDEP Wetlands Letters of Interpretation, Line Verification and Flood Hazard Applicability Determinations for Block 85, lot 3 and Block 86, Lots 32-34 and 130 submitted herewith.

**Planning:**

**Item 4:** General Development Plan: No General Development Plan is proposed.

**Item 5:** Stream Corridor and buffers: Not applicable as none exist. See enclosed NJDEP Wetlands Letters of Interpretation, Line Verification and Flood Hazard Applicability Determinations for Block 85, lot 3 and Block 86, Lots 32-34 and 130 submitted herewith.

**Item 6:** Compliance with Historic Preservation Criteria: No Historic Preservation Criteria or other cultural features are present on the site or within 200 ft. of the property.

**Item 7:** Cultural Features etc.: No Historic Preservation Criteria or other cultural features are present on the site or within 200 ft. of the property.

**E. Final Subdivision Checklist**

**Administrative**

**Items 11 and 12:** Copy of Preliminary Approval Resolution, Compliance with Conditions of Preliminary Approval: Application requests combined, simultaneous Preliminary and Final approvals. Request that all Conditions of Approval be deferred and incorporated into Final Approval.

**Item 13:** Postal Addresses: Street names to be supplied and coordinated with Postmaster. Request deferral as a condition of Final Approval.

**Item 14:** Utility “Will Serve”: Utility easements and “will serve” documentation are pending; request that Checklist submission be made a condition of Final Approval.

**Item 15:** Restrictions of Record and/ or in Contract of Sale: utility and or homeowner’s agreements are pending. Request submission as condition of final approval.

**Health**

**Item 1:** Compliance with Conditions of Preliminary Approval: Application requests combined, simultaneous Preliminary and Final approvals. Request that all Conditions of Approval be deferred and incorporated into Final Approval.

**Item 2:** Septic: No well or septic system is proposed for this development. Public potable water and public wastewater systems / sewers are proposed.

**Item 3:** NJPDES: The necessary application(s) will be submitted upon grant of site plan / subdivision approvals by the Planning Board and with Township consent.

**Item 4:** Temporary Water and sewer for sales office: Pending, request submission as a condition of concurrent Preliminary and Final Approval.

**Engineering**

**Item 1:** Compliance with conditions of Preliminary Approval: Application requests combined, simultaneous Preliminary and Final approvals. Request that all Conditions of Approval be deferred and incorporated into Final Approval.

**Item 2:** Construction quantities, onsite: Request deferral of submission as a condition of Final Approval.

**Item 3:** Construction Quantities- offsite: Request deferral of submission as a condition of combined Preliminary and Final Approval.

**Item 4:** Metes and Bounds descriptions for ROW and common elements: Request deferral of submission as a condition of combined Preliminary and Final Approval; to be supplied on recorded subdivision Maps.

**Item 5:** Construction sequence, routes, methods, hours, traffic etc., Request deferral of submission as a condition of Preliminary and Final Approval.

**Item 7: Developer's Agreement**: Request deferral of submission as a condition of combined Preliminary and Final Approval; to be drafted upon grant of approvals.

**Item 10: Assessor Approved tax lot and block numbers**: Request deferral of submission as a condition of combined Preliminary and Final Approval.

**Item 11: Federal, State, County permits obtained pursuant to Preliminary Approval**: Request deferral of submission as a condition of combined Preliminary and Final Approval.

### **Planning**

**Item 1: Compliance with Conditions of Preliminary Approval**: Application requests combined, simultaneous Preliminary and Final approvals. Request that all Conditions of Approval be deferred and incorporated into Final Approval.

**Item 3: Developer's Agreement**: Request deferral of submission as a condition of combined Preliminary and Final Approval; to be drafted upon grant of approvals.

**Item 5: Approved Block and Lot Numbers from Assessor**: Request deferral of submission as a condition of combined Preliminary and Final Approval.

**Item 6: Copies of Federal State County Approvals obtained as part of Preliminary Approval**: Request deferral of submission as a condition of combined Preliminary and Final Approval.