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June 30, 2015

HAND DELIVERY AND ELECTRONIC MAIL

Laurie E. Gompf, Municipal Clerk
Township of Hopewell
201 Washington Crossing - Pennington Road
Titusville, NJ 08560

***Re: Request for Inclusionary Development Pursuant to N.J.S.A. 52:27D-310(f)
and Addition to Township Service List***

Dear Ms. Gompf:

By letter dated April 30, 2015, this office wrote to you in your capacity as Township Clerk and on behalf of CF Hopewell CC&L LLC ("CF Hopewell") to advise that CF Hopewell is an interested party in providing low and moderate income housing in response to Hopewell Township's constitutional obligation to provide such housing pursuant to, most recently, the New Jersey Supreme Court's decision in In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015).

By way of additional information, enclosed herewith is a conceptual plan for an inclusionary development on the west side of Scotch Road on land designated as Block 93, Lot 6.01 consisting of approximately 200 acres. The plan is conceptual only and would include an open space and recreational component that would link the neighborhoods to each other and the open space. In addition, CF Hopewell would be willing to modify the plan to include a neighborhood commercial center to the development program to make possible a convenient and walkable location for a convenience store, restaurant, cleaners, etc. The set-asides will be 15% rental and 20% for-sale, with not less than 209 low and moderate income units provided calculated as 15% of the 1388 total number of units.

Laurie E. Gompf, Municipal Clerk
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Given the Township's clear need for significant realistic low and moderate income housing opportunities to meet its Mount Laurel obligations, CF Hopewell again requests that the Township, pursuant to N.J.S.A. 52:27D-310(f), consider the CF Hopewell property for a substantial, inclusionary development. CF Hopewell requests the opportunity to meet with the Township to discuss its proposal. Thank you for your consideration.

Very truly yours,


Mark A. Solomon

MAS:tr

Enclosure

Cc: Honorable Harvey Lester, Mayor
Karen Murphy, Planning Board Chair
Steven P. Goodell, Esq., Township Attorney
Ronald C. Morgan, Esq., Planning Board Attorney
Edwin W. Schmierer, Esq., Special Affordable Housing Attorney
CF Hopewell CC&L LLC
David N. Kinsey, Kinsey & Hand
Fair Share Housing Center

#34547831 v1



TEST FIT
CF HOPEWELL
JUNE 26, 2015
SCALE AS NOTED

UNITS	540
APARTMENTS	280
SINGLES	568
TOWNHOMES	568



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architecture | urban planning | design