



# TOWNSHIP of HOPEWELL

MERCER COUNTY

OFFICE OF THE MUNICIPAL CLERK

LAURIE E. GOMPF, RMC  
*Township Clerk*

## NOTICE

To: The owners of all Tax Lots within 200 feet of proposed zone change  
*(Detailed listing at end of this notice):*

From: Laurie E. Gompf, Municipal Clerk

Re: Ordinance amending the Township's Development Regulations

Date: November 14, 2017

**TAKE NOTICE THAT ORDINANCE NO. 17-1670, ENTITLED AS FOLLOWS:**

**ORDINANCE OF THE TOWNSHIP OF HOPEWELL  
AMENDING CHAPTER XVII OF THE CODE OF THE  
TOWNSHIP OF HOPEWELL ENTITLED THE  
HOPEWELL TOWNSHIP "LAND USE AND  
DEVELOPMENT ORDINANCE"**

**was passed on first reading by the Township of Hopewell at a regularly scheduled meeting held on November 13, 2017.**

A copy of the ordinance is available for public inspection in the Office of the Municipal Clerk.

The ordinance, affecting the RO-1 Zoning District, is designed to facilitate the production of low and moderate housing pursuant to third round affordable housing proceedings in the Law Division of the Superior Court captioned In the Matter of the Application of the Township of Hopewell, Docket No. MER-L-1557-15 (Mount Laurel). Specifically, the ordinance allows for research/office uses by single owners with one or more tenant occupants on large parcels within the township. The ordinance also deems appropriate a neighborhood of inclusionary housing when arranged on undeveloped portions of the property, away from manufacturing buildings and activities. Under the ordinance, assisting in the development of lower income housing is a required portion of any new development in the RO-1 District. Further, if the Township or its land use Boards permit, either through future rezonings or the grant of variances, multi-family or single family attached development that is "approvable" and "developable" as defined in N.J.A.C. 5:93-1, et seq. at a gross density of 6 units to the acre or more, the Township and/or its land use Boards shall require that an appropriate percentage of the residential units shall be set-aside for low and moderate income households in accordance with N.J.A.C. 5:93-1 et seq.

**NOTICE**

November 14, 2017

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This ordinance will be taken up for second reading and public hearing by the Hopewell Township Committee as follows:

**Date: November 27, 2017**

**Time: 7:00 p.m.**

**Place: 201 Washington Crossing - Pennington Road  
Titusville, New Jersey 08560**

This notice is provided to you in conformity with the requirements of the Municipal Land Use Law of the State of New Jersey.

*This Notice has been sent to the owners of the following tax lots:*

***Hopewell Township Tax Lots***

*Block 46, Lots 8.01*

*Block 37, Lots 26*

*Block 38, Lots 6, 9, 32, 33, 35*

*Block 43.24, Lots 3, 4, 5, 6, 7, 15.13, 15.14, 15.15, 15.16, 16, 17.01, 18, 19*

*Block 44, Lots 11.03*

*Block 45, Lots 1.01, 1.02, 1.03*

*Block 46, Lots 5.01, 5.02, 9.01, 9.02, 9.32, 9.34, 9.35, 9.36, 9.37, 14, 19.01, 20,  
51.01, 53.01*

***Pennington Borough Tax Lots***

*Block 403, Lots 14.01, 13.02*

*Block 404, Lots 2, 1*

*Block 405, Lots 14, 10, 8, 13, 12, 11, 9*