



DIVERTY RD IMPROVEMENT ALTERNATIVES

Overview

Welcome....

Our presenter this evening will be:

Mark Kataryniak, P.E., P.T.O.E.

**Director of Community Development/Engineer –
Hopewell Township**

Additional Facilitators:

Herb Seeburger, P.E. – VanCleef Engineering

Elaine Borges – Hopewell Township

Focus of tonight's discussions:

The focus of our meeting this evening is traffic flow and improvement opportunities on and around the Diverty Road neighborhood.

Our format will be informal. After this brief presentation you will be invited to break into smaller groups within the room to examine presentation materials and ask questions. Each set of presentation materials will be the same.

In addition, we will be:

- taking down your questions and contact information
- asking you to complete a brief follow-up survey
- providing outreach on our next scheduled meeting March 8th at 7pm

Where are we in the process now?

- December 14, 2017: Mercer County Superior Court awarded Hopewell Townships Affordable Housing Plan Conditional Compliance (which included the Zaitz tract) and extended Hopewell Townships immunity from builders remedy lawsuits for an additional 120 days (April 2018).
- The Court identified 17 specific conditions to be satisfied within a 90 day period (March 2018)
 - One condition required execution of a redevelopment agreement for the Zaitz Tract.
 - The Redevelopment Agreement does not supersede the local land use approval process or relieve the developer of the responsibility to design and address impacts for all land use elements including:
 - Stormwater compliance
 - Access / Traffic Impact / Mitigation
 - Lighting / Landscaping (establishing buffers)
 - Noise Compliance / Impact mitigation
 - Aesthetics etc....

FOCUSING TONIGHT ON THE ZAITZ TRACT

Concerns heard during prior public meetings:

- Concern:
 - Overall density on the site at 500 units was too high
- Solution:
 - Reduced density by approx. 25% to 379 units

Concern:

- Cost to township residents to develop the property and provide infrastructure improvements to the site was too high (approx. \$15.6 million in construction and \$20 million in infrastructure)
- Solution:
 - Township has partnered with a developer who will absorb full construction cost for all units and associated infrastructure costs.

Concerns heard during prior public meetings - continued

- Concern:

- Current congestion and increased traffic on the Route 31 circle

Solution:

- Township expanded redevelopment area to include commercial properties fronting on Route 31 so that we could address existing traffic issues on the circle and develop a comprehensive circulation plan.

Other impact considerations:

- **Redevelopment area will be serviced by public water and sewer.**
 - This measure eliminates potential impacts on the aquifer or surrounding septic systems
 - Detailed studies will be conducted during the required site plan approval process as designs are developed
- **Stormwater management will be significantly improved to meet current best management practices**
 - Any new impacts will be mitigated on site
 - Existing commercial sites will be brought into compliance with current standards, increasing groundwater recharge and reducing impacts to water quality from runoff in the overall area
- **Green infrastructure elements have already been implemented into the current plan and we consciously preserved the surrounding open space and buffers**



NUEP Required Notes:

Development in areas mapped as wetlands, flood prone areas, designated river areas, or other environmentally sensitive areas may be subject to special regulation under Federal or State statutes or rules. Interested persons should check with the Department of Environmental Protection for the local information. Copies of environmental fact sheets for the general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.

All existing, new, or expanded industrial pretreatment facilities requiring Significant Indirect user (SII) permits and/or Treatment Works Approvals that are located within the depicted sewer service area, are deemed to be consistent.

Individual subsurface sewage disposal systems (ISDSS) for individual residences can only be considered in depicted sewer service areas if highly enforceable guarantees are provided before such construction, that use of such systems will be discontinued when the depicted sewer service becomes available. This applies to ISDSS that require notification from the Department under the Realty Improvement Sewerage and Sanitation Act (N.J.S.A. 58:11-23) or individual Treatment Works Approvals or New Jersey Pollution Discharge Elimination System Permits under N.J.A.C. 7:14a. It also applies to ISDSS which require only local approval. Compliance with the connection requirement has been demonstrated through adoption of local ordinances which require abandonment of the septic and connection to the sewer system once it becomes available. See Appendix F of County Summary.

Locations of future pump stations, major interchanges, and trunk sewers are being provided for general information only and will not serve as the basis for any future consistency determinations or permit reviews unless the pump station, major interconnection or trunk sewer is part of a State or locally funded project.

The existing grant conditions and requirements from Federal and State grants or loans for sewerage facilities which provide for extension of sewer service to environmentally sensitive areas, are unaffected by adoption of this WMP and compliance is required. Please see municipal WMP Chapters for the existence of any applicable environmentally sensitive areas in which Federal/State grant conditions prohibit the extension of sewer service.

Pursuant to N.J.A.C. 7:15, Riparian zones are 300 feet from top of bank (or contour) of a first order stream where no bank is apparent for waters designated as Category One and all upstream tributaries within the same HUC 14, 150 feet for waters designated, Trout Production and all riparian waters, 150 feet for water designated Trout Maintenance and all stream waters within and border into an easement along the length of the riparian water, 150 feet for any segments of water flowing through an area that contains documented habitat for a threatened or endangered species of plant or animal, which is critically dependent on the surface water body for survival, and all stream waters (including tributaries) within one linear mile as measured along the length of the surface water body, 150 feet for waters that run through food-producing lands, and 50 feet for all waters not designated as C1, trout waters, critically water dependent Threatened and/or Endangered Species Habitat, or associated with soil sets.

Surface waters that are designated Category One are listed in the Surface Water Quality Standards at N.J.A.C. 7:9b. The Department's Surface Water Quality Standard (SWQS) also may be utilized to determine these waters. The applicable 300 foot buffer has been applied to these waters and removed from the proposed sewer service areas on the map. Lesser width buffers have not been graphically removed from the sewer service area but are not proposed for sewer service. Jurisdiction determinations by the Department will be utilized to determine the extent of the sewer service area on individual lots.

Further compliance with the riparian zone standard has been demonstrated by the adoption of local ordinances in compliance with all or part of the Flood Hazard Control Act Rules (NJAC 7:13) and Water Quality Management Rules (NJAC 7:26). See Appendix F of the County Summary.

DSW		
NJPODES	Facility Name	Permitted Flow (MGD)
NJ023301	STONY BROOK RSA - Hopewell Plant	0.3
NJ035319	STONY BROOK RSA - Pennington Plant	0.445
NJ027715	MERCER CO CORRECTION CTR STP	0.06
NJ000795	BRISTOL MYERS SQUIBB CO	0.19724
NJ000809	HOPEWELL BUSINESS CENTER	0.08 (003A) 0.049 (004A)

DGW		
NJPODES	Facility Name	Permitted Flow (MGD)
NJ010175	BRISTOL MYERS SQUIBB CO	0.01724
NJ010108	PENNY TOWN SHOPPING VILLAGE	0.15421
NJ010204	PENNINGTON QUARRY	No data
NJ014123	PENNINGTON POINT WEST COMMERCIAL	0.00496
NJ004056	HOPEWELL TOWNSHIP MUNICIPAL COMPLEX	No data
NJ010563	KOOLTRONICS INC	No data
NJ02126	STONY BROOK MILLSTONE WATERSHED (SBM)	0.002925 proposed

Hopewell Township Map 3M: Future Wastewater Facilities and Service Area

June 2012 Revised February 13, 2010; July 25, 2010; October 3, 2010; October 29, 2013

Mercer County

Future Parcels Served by Sewer

- Facility Name, NJPODES
- 84 Lumber
- Bristol-Myers Squibb Co., NJ0000795⁽¹⁾
- Ewing Lawrence Sewerage Authority, NJ0024759
- Hopewell Business Center, NJ000809
- Hopewell Township Municipal Complex, NJG0147656
- Mercer County BOCF - Corrections, NJ0027715
- Pennington Point West - Phase II, NJ0141232
- Pennington Quarry, NJ0102024
- Penntown/Kooltronics Redevelopment Area, TBD
- SBRSA Hopewell STP, NJ0035301
- SBRSA-Pennington STP, NJ0035319
- Stony Brook Millstone Watershed Assoc., NJ020126 (proposed)

Base Mapping

- Septic Area - Areas to be Served by Individual Subsurface Sewage Disposal Systems with Planning Flows 2000 GPD or less (ISSDS)
- HUC11 Boundary
- WWTP
- DSW
- DGW
- Inter-State Highway
- Toll Highway
- State Highway
- US Highway
- River/Stream

⁽¹⁾ Includes sewer service area for flows conveyed to SBRSA-Pennington STP, NJ0035319

Data Sources:
NJ Department of Environmental Protection
-NJPODES Surface Water Discharges (2009) (DSW, WWTP)
-NJPODES Riparian Discharge to Groundwater Facility (2007) (DGM)
-Hydrologic Features (2008)
-FOTI (2005)

NJ Department of Transportation
-Road Network and Names (2007)

Mercer County
-Parcels (ARC/INFO) (NJ010) (July, 2006)
-Municipal Boundaries (2009) (NJ017)
-Open Space (01/01/11)

HOPEWELL TOWNSHIP WASTEWATER MANAGEMENT PLAN SHOWING AFFORDABLE HOUSING TRACTS AND RELATED SEWER SERVICE AREA CHANGES

- AFFORDABLE HOUSING TRACT BOUNDARY
- RELATED SEWER SERVICE AREA ADDITION
- RELATED SEWER SERVICE AREA DELETION

← **Enlargement Area**
Exhibit T-3A





NORTH

DIVERY ROAD

REED ROAD

WASHINGTON CROSSING PENNINGTON ROAD

N.J.S.H. ROUTE 31

BLACKWELL ROAD

AERIAL PHOTO

SHOWING

ZAITZ AFFORDABLE HOUSING TRACT

HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

Aerial Photo Taken 08/21/2017