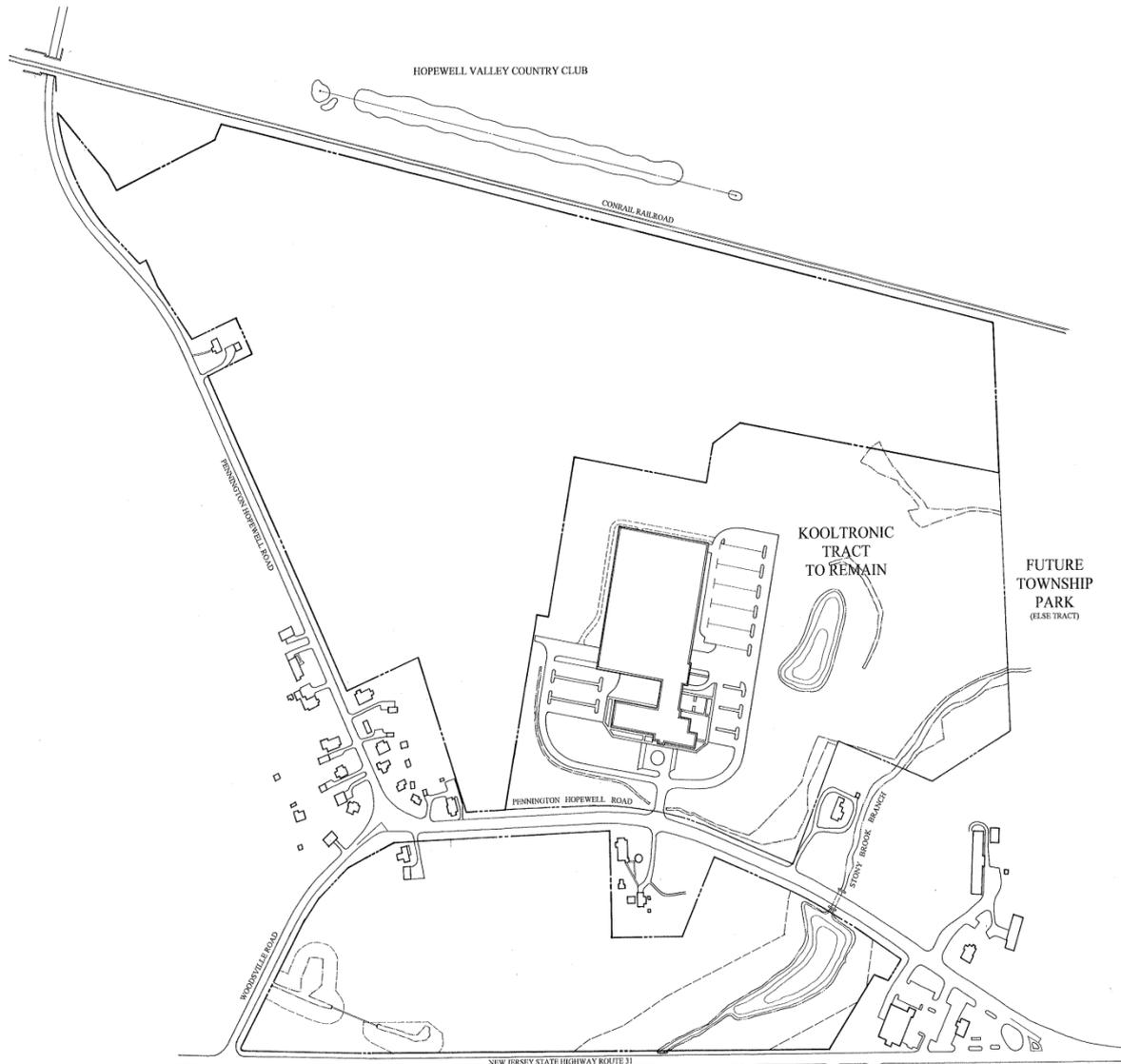


December 9, 2010
Marshall's Corner/Pennytown
Open Space Analysis

Kinsey Report

- Completed January 1, 2005.
- Consulting group hired to evaluate existing recreational facilities and make recommendations for future development in Hopewell Valley.
- Among conclusions was need for additional fields for Baseball/Softball, Soccer and Multi-purpose fields.



HOPEWELL VALLEY COUNTRY CLUB

CONRAIL RAILROAD

PENNINGTON HOWELL ROAD

KOOLTRONIC TRACT TO REMAIN

FUTURE TOWNSHIP PARK (ELSE TRACT)

PENNINGTON HOWELL ROAD

STONY BROOK BRANCH

WOODVILLE ROAD

NEW JERSEY STATE HIGHWAY ROUTE 31

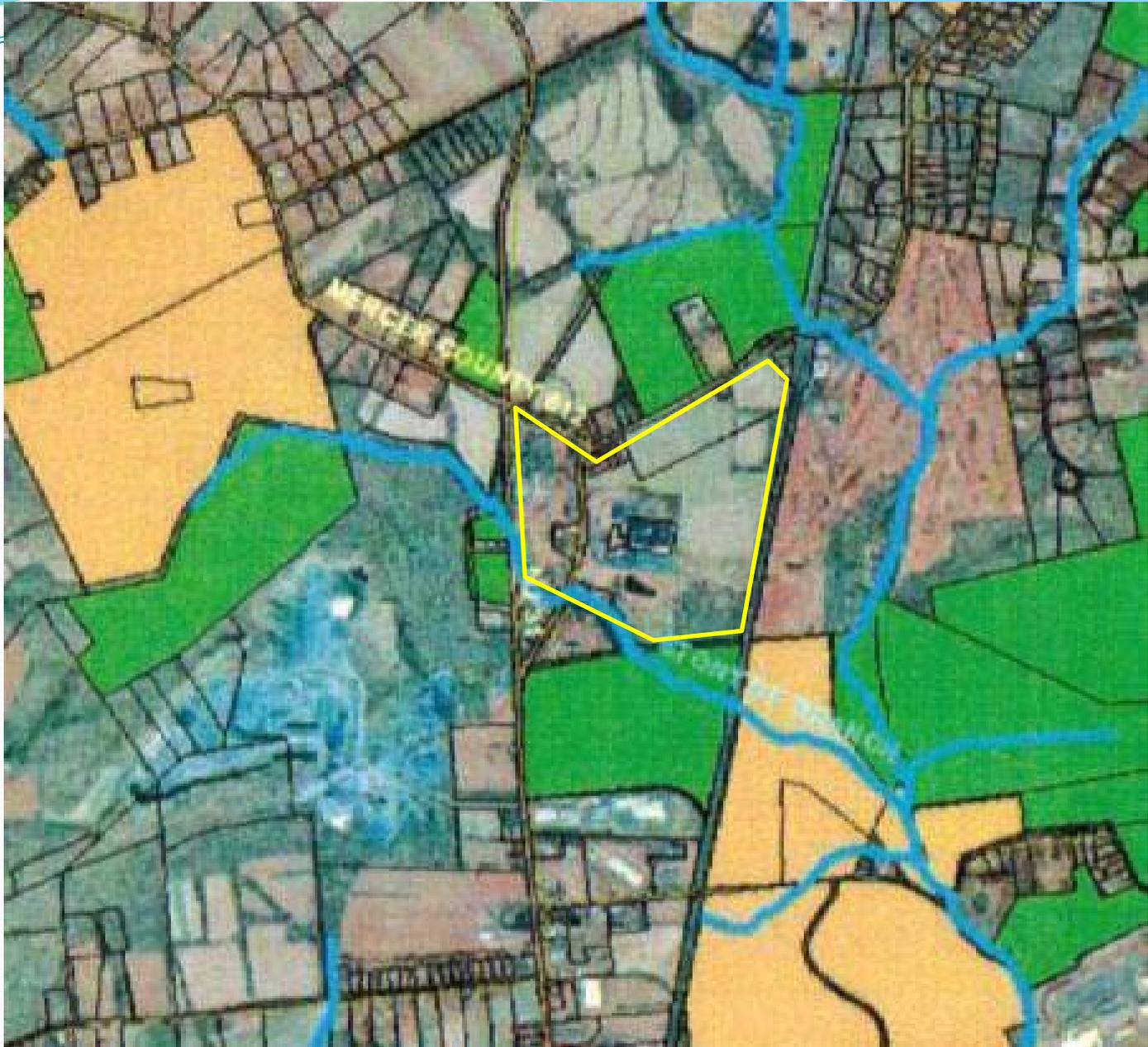
PENNYTOWN VILLAGE & KOOLTRONIC TRACTS : Combined Master Concept Diagram

HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY



SCALE: 1" = 100'
DATE: 09/2010







Marshalls Corner

**Hopewell
Valley
Golf Club**

3

The Solution

- New County road would solve many problems.
- Traffic concerns at Marshall Corners removed.
- Access between Pennytown, Kooltronic, ELSE and FOHV Open Space becomes excellent trail system.
- Need to work with residents on intersection of Rte.31 and County road.
- Requires support of Mercer County DOT.
- Good buffer between housing and rail road tracks.



Marshalls Corner

**Hopewell
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31

Pennytown

- 25 Acres.
- 70 purposed housing units.
- ½ acre Pocket park near housing.
- Access to ELSE, Kooltronic, FOHV Open Space North of Marshalls Corner.
- Nature area around pond.
- Basketball court, Tennis court, Small grass area.



Marshalls Corner

**Hopewell
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31

Kooltronic Site

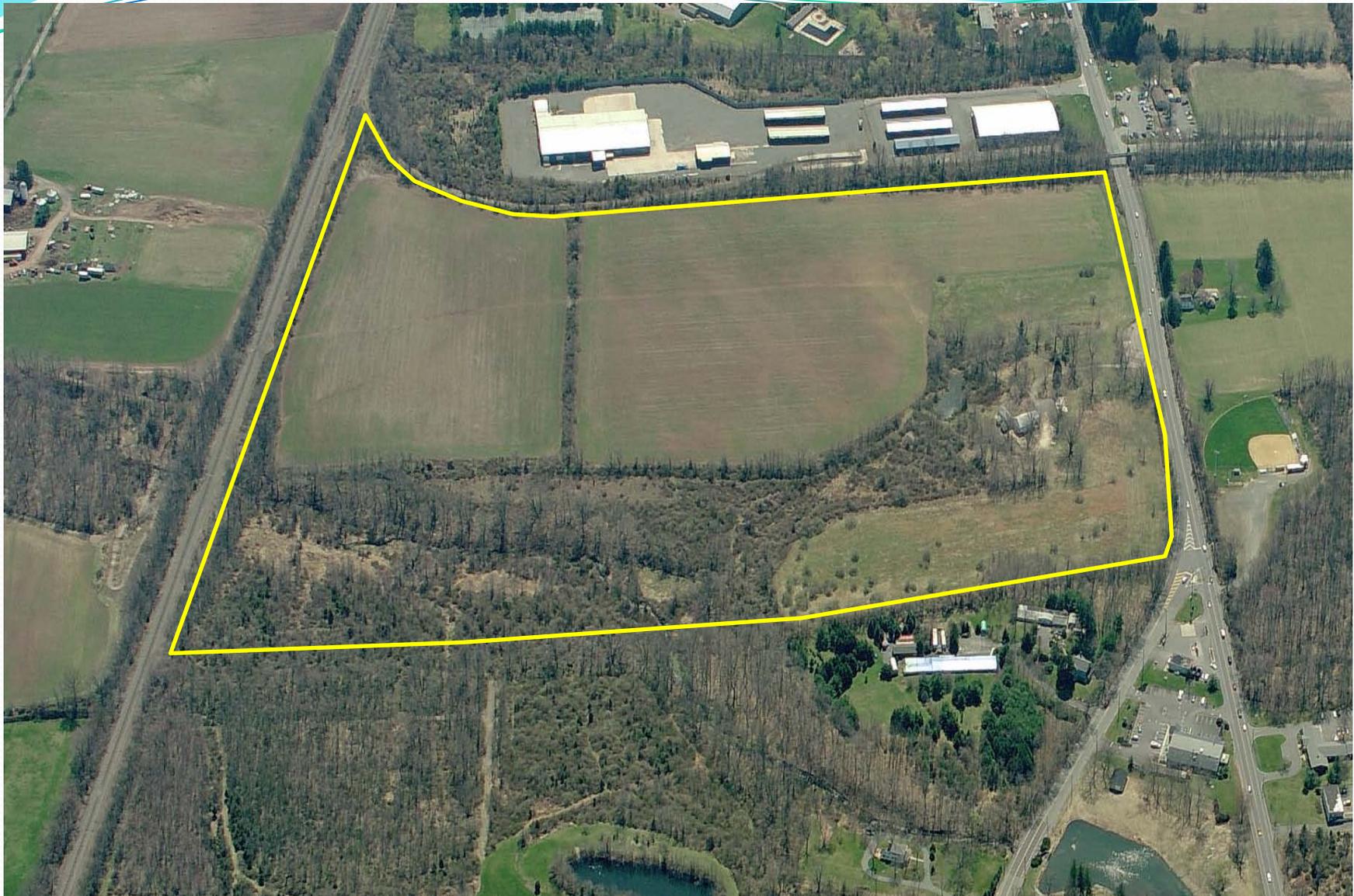
- 100 Acres bounded by railroad tracks and county road.
- Access to Pennytown, ELSE tract, and FOHVOS north of Pennytown.
- Two ½ Acre pocket parks.
- Excellent trail capability to connect to ELSE.
- Open grass areas.

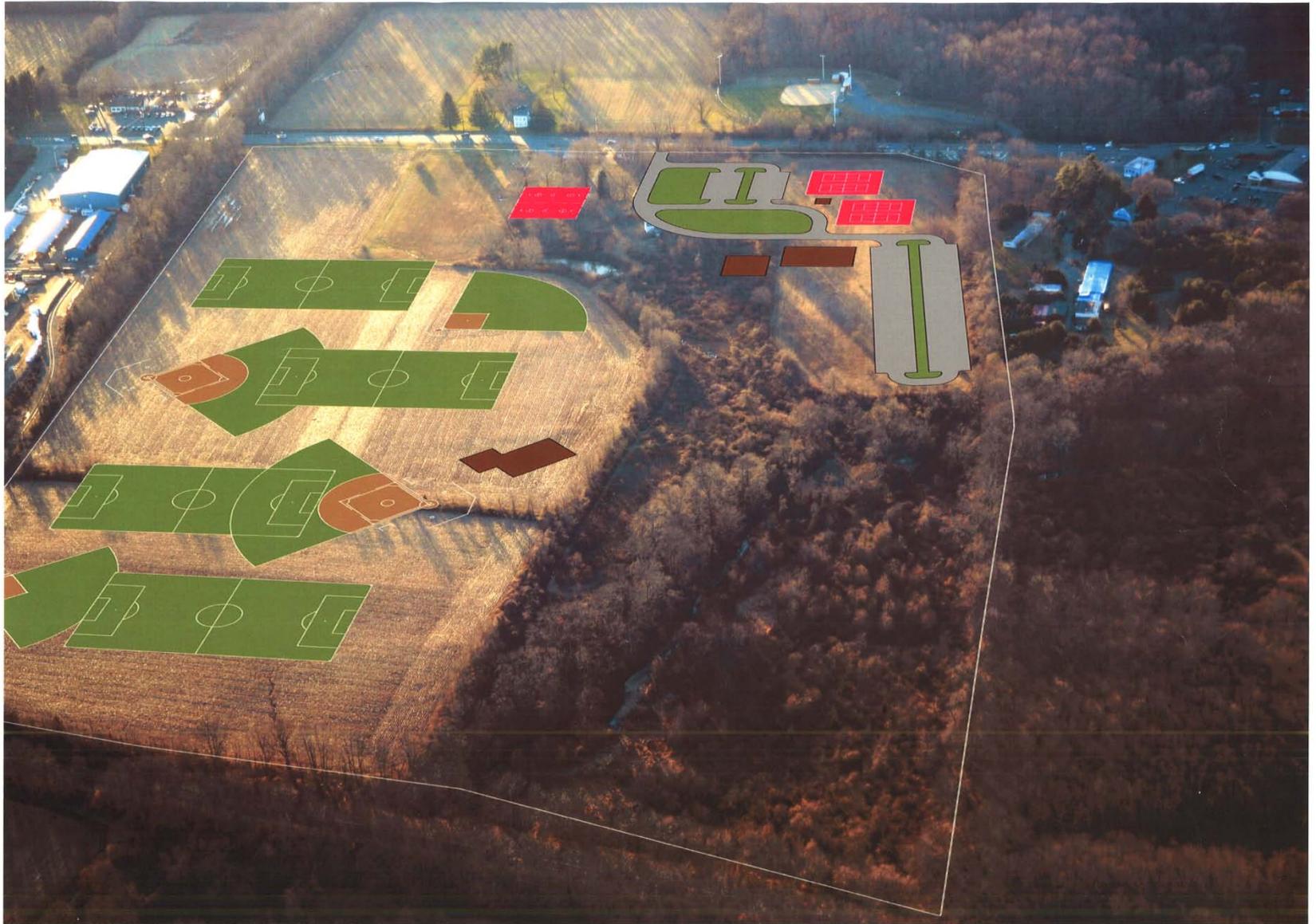


Marshalls Corner

**Hopewell
Valley
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31





ELSE Tract

- 67 Acres
- Primarily flat which is excellent for playing fields.
- Other possibilities include pool, basketball courts, tennis courts, etc.
- Superb location for trails and nature area.
- Access to Kooltronic, Pennytown and 84 Lumber
- Entrance and Parking limitations.
- Barn preserved by Historic commission.
- Kinsey Report.



Conclusion

- The Marshall's Corner/Pennytown area could be an outstanding recreation center for all Hopewell Valley residents.

Kinsey Report Population

Actual and Projected Populations' for Hopewell Borough, Pennington Borough, and Hopewell Township from 1970 – 2025

Year	Population – Hopewell Borough	Percent Change	Population – Pennington Borough	Percent Change	Population – Hopewell Township	Percent Change
1970	2,271	-	2,151	-	10,030	-
1980	2,001	-11.9	2,109	-2.0	10,893	+8.6
1990	1,968	-1.6	2,537	+20.3	11,590	+6.4
2000	2,035	+3.4	2,696	+6.3	16,105	+39.0
2005	2,040	0.2	2,580	-4.3	17,890	+11.1
2010	2,040	0.0	2,650	+2.7	19,680	+10.0
2015	2,040	0.0	2,720	+2.6	21,470	+9.1
2020	2,040	0.0	2,780	+2.2	22,260	+3.7
2025	2,040	0.0	2,850	+2.5	23,050	+3.5

Notes: ¹Sources: New Jersey Municipal Data Book (2000), United States Census (2000), and Mercer County Planning Department (2002)

Kinsey Report Enrollment

<u>Projected Grade Pre K to 12 Enrollment from 2003 – 2007</u>																
<u>using MRT and Maximum Migration Ratios</u>																
Grade																
Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	SE	Total
2002 – 2003 baseline																3815
2003-2004	15	304	297	309	302	309	297	350	350	283	305	284	263	240	40	3948
2004-2005	15	280	340	306	327	318	317	300	367	353	281	307	286	263	41	4101
2005-2006	15	285	314	350	323	344	326	321	316	370	349	293	309	285	43	4243
2006-2007	15	285	319	324	370	340	353	330	337	319	365	351	285	308	44	4345
2007-2008	15	285	319	329	342	388	349	357	346	340	316	367	353	284	45	4435