



TOWNSHIP OF HOPEWELL

MERCER COUNTY

AFFORDABLE HOUSING LOT INFORMATION

Enourato et al

September 21, 2015

Block: 78
Lots: 15.01, 16, 17 and 35
Address: 2490 N.J.S.H. Route 31
Present Owners of Record: Enourato/Penn. Rd. Prop/Mercer Prof. Mgmt.
Zoning: HBO+

Sewer Service: ELSA (Included in sewer service area)
Water Service: Trenton Water (Included in franchise area)

Gross Lot Area: 22.02 Acres
Environmentally Constrained Areas: 3.95 Acres (wetlands and transition areas)
Developed Area: 5.01 Acres
Other Encumbered Area 0 Acres (Transcontinental Gas Pipeline)
Net Area for Development 13.06 Acres

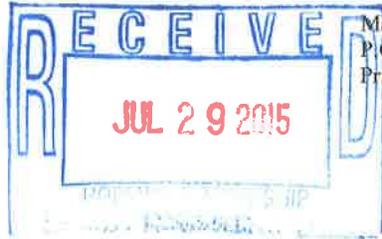
- Enourato filed Interested Party Status request 07/28/15

**ECKERT
SEAMANS**
ATTORNEYS AT LAW

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July 28, 2015

VIA EMAIL & REGULAR MAIL

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

**Re: Potential Inclusionary Site
Block 78, Lot 17
2500 Pennington Road**

Dear Ms. Gompf:

I represent Albert Enourato ("**Enourato**"), the owner of the above-described 11.1± acre site. Tax Map enclosed. The Enourato lot has frontage on Route 31 and is adjacent to developed office and retail properties that are ripe for redevelopment.

The Township has a constitutional obligation to provide a realistic opportunity for the production of its fair share of the region's need for affordable housing. Based upon calculations provided by the Fair Share Housing Center which, consistent with the Supreme Court's directive issued on March 10, 2015, utilize the First and Second Round methodology for calculating the Township's Third Round Mt. Laurel obligation, the Township's Mt. Laurel obligation stands at not less than 1,000 units for the period 1999-2025.

Given the Township's potential need for realistic affordable housing opportunities to meet its substantial outstanding Mt. Laurel obligation, we request that pursuant to N.J.S.A. 52:27D-310(f), the Township consider the Enourato Lot for inclusionary development, which development shall include a substantial set aside of units to be reserved for occupancy by low income and moderate income households. The Enourato Lot is suitable, approvable and developable as an inclusionary development. If the Township would be willing to further discuss

the inclusionary development of the Enourato Lot, please advise us as soon as possible and we will forward concept plans for review by Township Council and its professionals.

In connection with the Supreme Court's recent decision in which the judiciary resumed its role as the forum of first instance for evaluating municipal compliance with its Mt. Laurel/constitutional obligations, please be advised that Enourato is hereby requesting "interested party" status (i.e., please add our office to the notice/service list) in any action brought by the Township to seek an "affirmative declaration of constitutional compliance" or in any action brought against the Township for a Builder's Remedy.

Thank you.

Very truly yours,


Frank J. Petrino

FJP:amp

cc: Mayor Harvey Lester
Members of the Hopewell Township Council
Chairman and Members of the Hopewell Township Planning Board
Steven P. Goodell, Esq.
Ronald C. Morgan, Esq.
Albert Enourato
Vincent J. Paluzzi, Esq.

WETLANDS

WETLANDS

FRESHWATER WETLANDS/WATER BOUNDARY
AS VERIFIED BY ADEP ON DEC 12, 1996
FILE # 106-91-0016.8

BLOCK 78 LOT 17

BLOCK 78 LOT 16

BLOCK 78 LOT 35

BLOCK 78 LOT 15.01

Parcel Map
Block 78, Lots 15.01, 16, 17 & 35
Township of Hopewell, Mercer County
Not To Scale

