



TOWNSHIP OF HOPEWELL

MERCER COUNTY

PLANNING BOARD

201 Washington Crossing Pennington Road
Titusville, New Jersey 08560-1410
Phone: 609.737.0605
Lower Level Fax: 609.737.2770

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

TO: Mercer County Planning Board
East Amwell Township Clerk
Ewing Township Clerk
Hopewell Borough Clerk
Lawrence Township Clerk
Montgomery Township Clerk
Pennington Borough Clerk
Princeton Township Clerk
West Amwell Township Clerk

FROM: Robert J. Miller, Planning Board Secretary *RM/ib*

RE: Amendment to the Land Use Plan Element
of the Hopewell Township Master Plan

Pursuant to N.J.S.A. 40:55D-13 and the Hopewell Township Land Use and Development Ordinance 17-3, notice is hereby given that the Hopewell Township Planning Board will conduct a public hearing on an amendment to the Land Use Plan Element of the Hopewell Township Master Plan on Thursday, December 8, 2016 at 7:00 p.m. at the Hopewell Township Municipal Building Auditorium, 201 Washington Crossing-Pennington Road, Titusville, NJ, 08560.

This public hearing is continued from the November 17, 2016 Planning Board meeting.

A copy of the amendment to the Land Use Plan Element of the Master Plan will be available at least ten (10) days prior to the December 8, 2016 meeting date for inspection and photocopying with the Hopewell Township Planning Board Secretary at the Municipal Building during regular business hours, Monday through Friday, 8:30 a.m. through 4:30 p.m.

DATED: November 21, 2016

PROPOSED MASTER PLAN AMENDMENT

Creation of OP-1 Zone

Page 1 of 2

Office Park Districts (OP and OP-1)

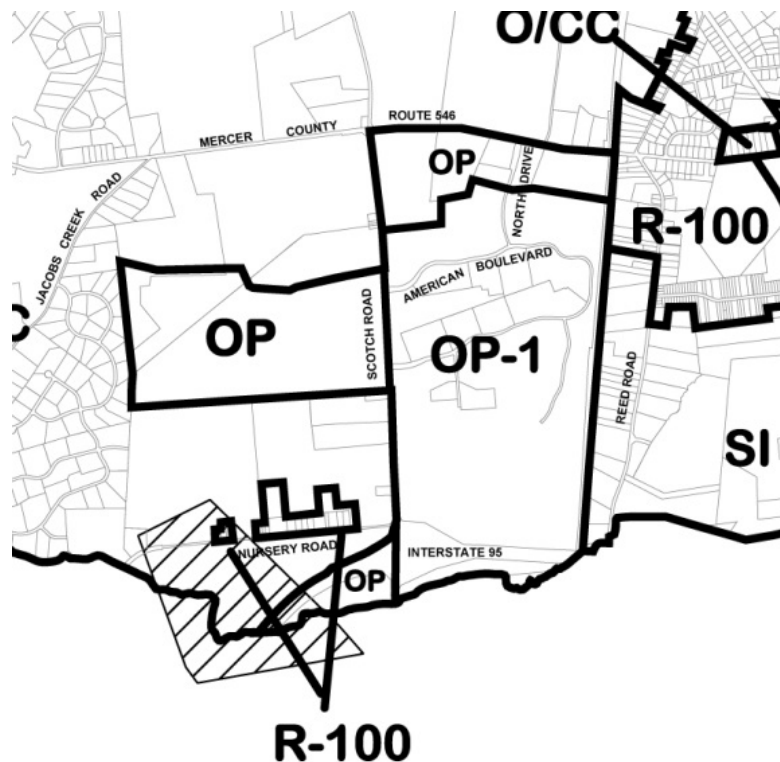
This amendment changes a portion of the Office Park Zone (OP) to a new zone designation; Office Park 1 (OP-1) a live/work mixed use zone. The OP District remains unchanged.

The purpose of the OP-1 zone is to provide new use options that will aid the transition from a single user corporate campus to a multi-user environment, fortifying the viability and vitality of the office and hospital uses that currently exist. This goal is advanced by slightly expanding the range of allowed uses, in the OP District, which permits farms, offices, research facilities, restaurants, hospitals and veterinary hospitals. The OP-1 District will also include:

- continuing care uses (independent living, assisted living, skilled nursing, etc.) that complement the hospital,
- residential apartments that will comply with the township's housing plan,
- a hotel
- small scale retail and service uses (including fitness centers, drugstores, barbers and beauty salons) intended primarily to serve the local community with no individual retail unit exceeding 15,000 square feet, and
- public purpose uses and community facilities, including a Municipal Senior Center, community center or similar public-serving uses.

Utilizing this location to diversify the existing housing stock of Hopewell Township allows growth while limiting sprawl, encourages clustering of development, permits multi-story buildings where multi-story buildings already exist, and focuses growth within the existing sewer service area.

The OP and OP-1 Districts are illustrated at right and the OP-1 District Tax Lots are indicated in Schedule A. Bulk and use criteria of the OP District will apply to both the OP and OP-1 zones.



PROPOSED MASTER PLAN AMENDMENT

Creation of OP-1 Zone

Page 2 of 2

Schedule A

Tax Block 91 Tax Lots 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.11, 3.14, 3.15, 3.21, 3.22,

Tax Lot 3.95 (*excluding that portion located between the easterly line of North Drive, the southerly line of County Route 546, the westerly line of Lot 5 and the northerly line of the JCP&L easement*),

Tax Lots 3.161, 3.181, 3.191, 3.961

Tax Block 91.01 Tax Lots 4, 36 and 21

Friday, November 25, 2016

www.hopewellvalleynews.com

Legal Notices

PUBLIC NOTICE

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Robert J. Miller, Secretary
Hopewell Township Planning Board

HVN, 1x, 11/25/16 Fee: \$19.53 Aff: \$15.00

Legal Notices

PUBLIC NOTICE

At a regular meeting on November 17, 2016, the Hopewell Township Planning Board took the following action:

Public Hearing regarding an Amendment to the Land Use Plan Element of the Hopewell Township Master Plan – East Side of Scotch Road: Continued to the December 8, 2016 regular Planning Board meeting.

Ordinance Referred by Township Committee - An Ordinance of the Township of Hopewell Designating the "Captain John Stillwell House" as a Historic Landmark within the Township of Hopewell and Amending and Supplementing the Official Zoning Map and Ordinances of the Township of Hopewell:
Referred to Township Committee for adoption

Ordinance Referred by Township Committee - An Ordinance of the Township of Hopewell Designating the "Stephen and Edwin Titus Farmstead" as a Historic Landmark within the Township of Hopewell and Amending and Supplementing the Official Zoning Map and Ordinances of the Township of Hopewell:
Referred to Township Committee for adoption

Linda Barbieri
Recording Secretary

HVN 1x, 11/25/16 Fee: \$23.25 Aff: \$15.00



AD TEXT

Legal Notices

PUBLIC NOTICE Pursuant to N.J.S.A. 40:55D-13 and the Hopewell Township Land Use and Development Ordinance 17-3, notice is hereby given that the Hopewell Township Planning Board will conduct a public hearing on an amendment to the Land Use Plan Element of the Hopewell Township Master Plan on Thursday, December 8, 2016 at 7:00 p.m. at the Hopewell Township Municipal Building Auditorium, 201 Washington Crossing-Pennington Road, Titusville, NJ, 08560. This public hearing is continued from the November 17, 2016 Planning Board meeting. A copy of the amendment to the Land Use Plan Element of the Master Plan will be available at least ten (10) days prior to the December 8, 2016 meeting date for inspection and photocopying with the Hopewell Township Planning Board Secretary at the Municipal Building during regular business hours, Monday through Friday, 8:30 a.m. through 4:30 p.m. Robert J. Miller, Secretary Hopewell Township Planning Board 11/25/16 THE TIMES \$16.24

Related Categories: Notices and Announcements - Legal Notice