



**TOWNSHIP of HOPEWELL**  
**MERCER COUNTY**

**201 WASHINGTON CROSSING – PENNINGTON ROAD**  
TITUSVILLE, NEW JERSEY 08560-1410

**PROJECT / APPLICATION**

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

**REVIEW REPORTS**

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# TOWNSHIP OF HOPEWELL


MERCER COUNTY

Department of Community Development  
201 Washington Crossing Pennington Road  
Titusville, New Jersey 08560-1410  
Phone 609-737-0605

## MEMORANDUM

**TO:** Hopewell Township Planning Board

**CC:** Applicant

**FROM:** James Hutzelmann PE, PP - Board Engineer 

**DATE:** January 9, 2023

**RE:** **Engineering Review #1 - Amended**  
**Amended Review of Bulk Zoning Standards**  
**Hopewell Wastewater Treatment Plant Upgrades**  
Preliminary/Final Site Plan, Conditional Use  
VRC Valley Resource Conservation Zoning District  
Blocks 15, Lot 14.02; 92 Aunt Molly Road  
VCEA File No. 78062219

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### **I. Application Submission Items**

The following documents were received by the Township for review:

- A. Planning Board Application, with required checklists, fees, escrow and authorization forms.
- B. Plan entitled "Preliminary and Final Minor Site Plan Application for Stony Brook Regional Sewer Authority Hopewell Wastewater Treatment Plant Upgrade Project, Hopewell Township, Mercer County, New Jersey", Prepared by Kleinfelder, dated 10/10/2022.
- C. Report entitled "Stormwater Management Report, Stony Brook Regional Sewer Authority, Hopewell Wastewater Treatment Plant Upgrade Project," Prepared by Kleinfelder, dated June 2022.
- D. Report entitled "Stony Brook Regional Sewer Authority Hopewell Wastewater Treatment Plant Upgrade Project Stormwater Management System Operation and Maintenance Manual," Prepared by Kleinfelder, dated June 2022.

### **II. Completeness**

The application was deemed complete on December 19, 2022.

**III. Description**

The property in question is a 20.7± acre parcel located in the VRC Valley Resource Conservation Zoning District. The Stony Brook Regional Sewerage Authority operates the Hopewell Township Wastewater Treatment Plant on approximately 5.6 acres the property. The plant has a design capacity of 0.30 million gallons per day (MGD) and discharges to Beden Brook. There are identified wetlands and Flood Hazard Areas located on the property, but are located in the undeveloped portions of the property. The property is located in the Delaware and Raritan Canal Commission’s Zone B.

The application proposes to upgrade process equipment to address the plant’s discharge permit requirements. The project includes replacement of aging equipment, construction of additions/new facilities, repaving of access roads and construction of stormwater management measures. Site improvements are limited to the previously developed portions of the property with a limit of disturbance of approximately 3.2 acres.

**IV. Zoning**

A. The property is located within the VRC Valley Resource Conservation Zoning District. Section 17-160(d) recognizes utility facilities in this zone as a conditional use. The wastewater treatment facility satisfies the requirements for that conditional use and meets the applicable bulk zoning requirements for Utility Service in the Non-residential use table in 159(g). Compliance with the applicable standards for the Zoning District is summarized as follows:

<b>Bulk Requirements</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Min. lot area (sf)	20,000 sf	20.7 acres	20.7 acres
Min. lot width (ft)	100’	555’	555’
Min. lot depth (ft)	125’	1,437’	1,437’
Min. front yard (ft)	45’	214’	152’
Min. side yard (ft)	25’	116’	39’
Min. rear yard (ft)	40’	517’	502’
Max. Building Height (ft)	35’	18’	18’
Max. lot coverage (%)	20%	7.5%	9.4%

B. Variances

a. No variances were identified as part of this application; however, an overall plan with the project boundaries should be provided to confirm the dimensions in the table listed above. Additionally, the plans reference a boundary and topographic survey. A copy of that survey shall be submitted to verify that the boundary information is accurate.

**V. Comments**

A. Sheet 2 lists the trees to be removed. A total of 623” DBH of trees over 10” are to be removed, with 473” DBH of those subject to tree replacements as outlined in

Ordinance Section 12-4.9. A calculation shall be added to the plans to demonstrate compliance with the ordinance.

- B. The plan shows regrading into the existing tree line in locations, but it does not indicate trees to be removed in these areas. Testimony shall be provided regarding any additional tree clearing beyond what is shown on the plan.
- C. The plans shall provide details regarding the doghouse manhole and specify a thickness to the concrete apron on sheet C-16.
- D. It appears that both existing and proposed process piping (primary effluent and waste activated sludge) are routed under the proposed rain garden (West Rain Garden). The rain gardens should be depicted on the Proposed Yard Piping Plan to indicate conflicts and the rain garden should be reconfigured to avoid utilities or piping.
- E. Sheet C-3 has call outs to see Sheet C-15 for rain garden details. Sheet C-4 has a call out to see Sheet C-15 for the underground trench detail. These details are on Sheet C-17. The plan shall be revised accordingly.
- F. The soil test pit data for TP-2 shows seasonal high groundwater at elevation 124.60. The bottom of the west rain garden is at elevation 125.25, thus there is not the required 1 ft. of separation. The rain garden shall be revised to maintain at least 1' of separation between the stone layer and seasonal high groundwater.
- G. The soil test pit data for TP-1 shows the limit of excavation at approximate elevation 120.50, where the bottom of the infiltration system is at elevation 122.00. This does not demonstrate there is two feet of separation to groundwater. The applicant should provide testimony that this standard is satisfied.
- H. The stormwater management design does not provide groundwater mounding calculations. This shall be provided.
- I. The applicant has requested a waiver for providing a lighting plan. Testimony shall be provided to support this waiver. If the applicant cannot demonstrate via testimony that the site will be lit to levels that will not create any safety concerns with the existing site lighting, a lighting plan shall be submitted for review any approval as a condition of any approval the board may grant. Additionally, if new lighting is proposed, a lighting plan shall be submitted for review and approval as a condition of any approval the Board may grant.
- J. A portion of the property is subject to the Township's 150 –foot stream corridor buffer. This buffer shall be shown on the plan. Any improvement within the buffer will require approval from the Township's Environmental Commission.

## **VI. Outside Agency Approvals**

- A. The following additional approvals or letters of no interest will be required:
  - 1. Hopewell Township Health Department
  - 2. Hopewell Township Board of Fire Commissioners
  - 3. Hopewell Township Environmental Commission
  - 4. Mercer County Soil Conservation District
  - 5. New Jersey Department of Environmental Protection
  - 6. Mercer County Planning Board

7. Delaware and Raritan Canal Commission

**VII. Recommended Conditions of Approval**

- A. Should this application be approved, we recommend, at a minimum, the following conditions of approval:
1. Continued payment of any required application and escrow fees.
  2. Obtain all applicable outside agency approvals.

**TOWNSHIP OF HOPEWELL**

**MEMORANDUM**

**TO:** Planning Board Members

**FROM:** Environmental Commission Members

**DATE:** December 29, 2022

**RE:** **Stony Brook Regional Sewerage Authority**  
Block 15, Lot 14.02; 92 Aunt Molly Road;  
VRC Zoning District  
Hopewell Wastewater Treatment Plant Upgrades  
Preliminary & Final Site Plan

We are writing to inform you of our concerns regarding the subject application, which is scheduled to be reviewed by the Planning Board.

During our Environmental Commission meeting on December 20, 2022, members Nora Sirbaugh, Andrew Plunkett, Mike Aucott, Rex Parker, Mark Bean, Jim Gambino, and Paul Kinney, reviewed and discussed the subject application together with Jim Hutzelmann and Uma Purandare.

We have no environmental concerns for the proposed project at this time.

Please note that we did not have time to study the application prior to our meeting. This item was not on our agenda, but was added during our meeting.

Respectfully submitted: Jim Gambino, Secretary

cc: J. Hutzelmann, U. Purandare, EC Members




## TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road  
Titusville, New Jersey 08560-1410  
Phone 609.737.0605 Ext. 6280

### MEMORANDUM

**TO:** Hopewell Township Planning Board

**CC:** Applicant

**FROM:** James Hutzelmann PE, PP - Board Engineer 

**DATE:** December 19, 2022

**RE:** **Completeness Review #1**  
**Hopewell Wastewater Treatment Plant Upgrades**  
Preliminary and Final Site Plan  
VRC Valley Resource Conservation Zone  
Blocks 15, Lot 14.02; 92 Aunt Molly Road  
VCEA File No. 78062219

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#### **II. Description**

The property in question is a 20.7± acre parcel located in the VRC Valley Resource Conservation Zoning District. The Stony Brook Regional Sewerage Authority operates the Hopewell Township Wastewater Treatment Plant on approximately 5.6 acres the property. There are wetlands and Flood Hazard Areas located on the property, but they are located in

the undeveloped portions of the property. The property is located in the Delaware and Raritan Canal Commissions Zone B.

The application proposes upgrades of the existing facility, construct additions/new facilities, repave access roads and install stormwater management measures. Site improvements are limited to the previously developed portions of the property with a limit of disturbance of approximately 3.2 acres.

### III. Checklist Waivers

1. The applicant is requesting the following site plan checklist waivers:

a. Preliminary Site Plan Checklist - Engineering

- 4c. Environmental Inventory Maps (1" = 200')
- 4g. Sewer/Water Plan scale (1"=50'H/1"= 5'V)
- 8. Boundary & topographic survey
- 9. All utility services lines and laterals along frontage
- 13. A stormwater management plan
- 14b. Post development conditions considered poor
- 15. Hydraulic calculations for stormwater collection system
- 17. Wetlands delineation report
- 18. Half cross sections for roadways to be widened
- 19. Traffic report and analysis
- 20. Compliance with every standard of the LUDO
- 21. Compliance with approved General Development Plan
- 23. Stream corridor delineation

I have no objection to granting a waiver from Checklist item 4c. The proposal is for redevelopment of existing disturbed areas.

I have no objection to granting a waiver from Checklist item 4g. The proposal is for redevelopment of existing disturbed areas and no improvements are proposed that would need to be shown in profile.

I have no objection to granting a temporary waiver for item 8 at this time, however a boundary survey should be provided for engineering and planning review with Township bulk standards.

I have no objection to granting a waiver for item 9 as utility changes are not proposed.

A waiver has been requested for item 13, however it appears this information has already been provided and a waiver is not appropriate.



The waiver for item 14b can be temporarily granted, but it will need to be reevaluated pending an engineering review of the Stormwater Management design and supported with testimony by the applicant's engineer.

I have no objection to granting a temporary waiver for Checklist Item 15, but it will need to be reevaluated pending an engineering review of the Stormwater Management design and supported with testimony by the applicant's engineer.

I have no objection to granting a waiver for Checklist Item 17. The proposal is for redevelopment of existing disturbed areas and no wetlands will be impacted.

I have no objection to the granting of a waiver from Checklist Item 18 as no roadways are proposed to be widened as part of the proposed development.

I have no objection to the granting of a waiver from Checklist Item 19 as it appears traffic will not be impacted by the improvements. The applicant engineer must support this with testimony to the board's satisfaction.

I have no objection to the granting of a waiver from Checklist Item 20, however testimony will be required to support any requested design waivers and variances to the Board's satisfaction.

I have no objection to the granting of a waiver from Checklist Item 21 as the subject property is not part of a General Development Plan.

I have no objection to the granting of a waiver from Checklist Item 23 as the subject area is previously developed and does not appear to impact any streams, lakes or waterways.

*b. Preliminary Site Plan Checklist – Landscaping and Lighting*

1. Aerial extent of tree cover for woodlands stand over 10,000 sf
- 3.d. Proposed plant spacing/comments
- 3.e. Planting notes
- 3.f. Delineate irrigation areas
4. Landscape maintenance specifications
6. Pedestrian and bicycle circulation systems
7. Outdoor pedestrian spaces w/ architectural elements
8. Construction details for pedestrian/bicycle systems
9. Details of light fixtures
10. Lighting plan
11. Schedule of operation and method to control each fixture
12. Calculation summary
13. Foundation construction details for light poles

I have no objection to granting a waiver for item 1. Improvements appear to be contained to the developed portion of the site.

I have no objection to granting temporary waivers for 3.d, 3.e 4 and 9-13 for application completeness. These items will be reviewed in detail during the engineering review and will be commented on at that time.

I have no objection to item 3.f as the proposed plan has no changes to existing irrigation.

I have no objection to granting temporary waivers from checklist items 6, 7, and 8 as these are not applicable to this type of application.

c. Final Site Plan Checklist - Engineering

3. Public improvements construction estimate
4. Metes and bounds descriptions
5. Detailed project phasing plan
8. Project sign sizes and detail
11. Details of light fixtures
12. 12.d. Schedule of operation and method to control each fixture
13. Light calculation summary

I have no objection to granting a waiver from Checklist items 3, 4, 5 and 8, as they are not applicable to this site. I have no objection to granting a waiver from Checklist items 11-13 as this is a previously developed site and all improvements are within the previously developed area.

**IV. Completeness**

I recommend this application be deemed complete and a hearing date may be scheduled.