



**TOWNSHIP of HOPEWELL  
MERCER COUNTY**

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

**PROJECT / APPLICATION**

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

**APPLICATION AND RELATED  
DOCUMENTS**



# **TOWNSHIP OF HOPEWELL**

201 Washington Crossing-Pennington Road  
Titusville, New Jersey 08560-1410  
Phone 609.737.0605 Ext. 6640

## **PLANNING BOARD & ZONING BOARD APPLICATION**

Date: June 28, 2024				
Block: 93	Lot: 19, 20, 45.01, 46 & part of 60	Zoning District: IMF-C	Tax Map Sheet:	
Work Site Location / Address: 61 & 137 Nursery Road, Scotch Road, Nursery Road				
Project Name: Venue at Hopewell				
Property Owner Name: Deer Valley Realty Inc				
Property Owner's Address: 18 Graphics Drive, Ewing, NJ 08638				
Property Owner's Phone Number: 609-333-9977				
<p><i>I have reviewed this application and accompanying documentation and consent to the filing of the same with the Hopewell Township Planning/Zoning Board.</i></p> <p>DocuSigned by: <u>Mitchell Newman</u> as equitable owner 50BE238847204AD...</p>				
<p>Property Owner's Signature: _____</p> <p>Applicant's Name: US Home LLC (dba Lennar)</p> <p>Applicant's Address: 2465 Kuser Road, 3rd Floor, Hamilton, NJ 08690</p> <p>Applicant's Phone Number: 609-245-2200 cell: 609-515-0011</p> <p>Applicant's Email: mitch.newman@lennar.com (correspondence will be emailed unless otherwise requested)</p>				
<p>Contact or Agent's Name (this is the primary point of contact for the application): Jason R. Tuvel, Esq.</p> <p>Contact or Agent's Address: Prime &amp; Tuvel, 1 University Plaza Dr. Suite 500 Hackensack, NJ 07601</p> <p>Contact or Agent's Phone Number: 201-883-1010</p> <p>Contact or Agent's Email: jason@primelaw.com, dkinback@primelaw.com (correspondence will be emailed unless otherwise requested)</p>				
<p>Jason R. Tuvel, Esq. and the attorneys</p> <p><i>I do hereby consent to the filing of this application and appoint _____ of Prime &amp; Tuvel to perform all duties as may be required to prosecute this application before the Hopewell Township Planning/Zoning Board. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by Hopewell Township with regard to this matter.</i></p> <p>Applicant's Signature: <u>Mitchell Newman</u> DocuSigned by: <u>Mitchell Newman</u> VP of Land 50BE238847204AD...</p>				
<p><i>I do hereby accept the responsibilities as agent for this application.</i></p> <p>Contact or Agent's Signature: <u>Jason Tuvel</u> Attorney for Applicant</p>				
<p>Name of Preparer of Plans: Sean A. Delany, PE</p> <p>Preparer of Plans Address: Bowman Consulting Group, Ltd., 303 West Main St. 4th Floor, Freehold, NJ 07728</p> <p>Preparer of Plans Phone Number: 732-665-5500</p> <p>Preparer of Plans Email: sdelany@bowman.com</p>				

Architect's Name:	Holliday Architects, Inc.
Architect's Address:	30 Jackson Road, Suite A4, Medford, NJ 08055
Architect's Phone Number:	609-953-5373
Architect's Email:	snehring@hollidayarchitects.com

Attorney's Name: Jason R. Tuvel, Esq.
Address: Prime & Tuvel, 1 University Plaza Dr. Suite 500 Hackensack, NJ 07601
Phone Number: 201-883-1010
Email: jason@primelaw.com, dkinback@primelaw.com

**Application Type (check all that apply):**

- Appeal of decision of Zoning Officer (Zoning Board only)
- Concept Review with Board (Planning Board only)
- Conditional Use Permit (Planning Board only)
- Extension of time (specify)
- Final Major Subdivision (total lots = 467)
- Final Site Plan (1,162,863 SF of proposed improvements & number of dwelling units 600)
- General Development Plan (Planning Board only)
- Minor Subdivision (total lots = \_\_\_\_\_)
- Plan resubmittal due to incompleteness determination
- Preliminary Major Subdivision – 10 or fewer lots (total lots = \_\_\_\_\_)
- Preliminary Major Subdivision – more than 10 lots (total lots = 467)
- Preliminary Site Plan – >10ac. and/or >10 dwelling units (1,162,863 SF of proposed improvements & number of dwelling units 600)
- Preliminary Site Plan – 10 ac. or less and 10 du or less (\_\_\_\_\_ SF of proposed improvements & number of dwelling units \_\_\_\_\_)
- Request for Interpretation of Zoning Ordinance (Zoning Board only)
- Site Plan Amendment
- Site Plan Waiver
- Technical Review with Professionals
- Variance – bulk or “c”
- Variance – use or other “d” (specify which) (Zoning Board only)
- Other (specify)

**Provide a description of the project, or reason for appeal. Attach additional sheets as needed:**

Proposed 600-unit residential inclusionary development consisting of 272 single family residential units, 118 duplex residential units, 90 condo units, 120 affordable housing units in twelve buildings, an amenity area consisting of a clubhouse with a pool, dog run, tot lot, tennis courts, bocce ball courts and multiple stormwater management facilities.

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Provide a description of any requested variances. Attach additional sheets as needed:

Ordinance Section Citation	Description of variance requested and reason / justification for the request.
None	

**Building / Project Information:**

	Existing	Proposed	Total
<b>Building Height</b>	N/A	< 45 ft & < 55 ft	< 45 ft & < 55 ft
<b>Building Stories</b>	N/A	3 stories	3 stories
<b>Acc. Building Height</b>	N/A	N/A	N/A
<b>Acc. Building Stories</b>	N/A	N/A	N/A
<b>Building Coverage</b>	N/A		
<b>Floor Area</b>	N/A	N/A	N/A
<b>Floor Area Ratio</b>	N/A	N/A	--
<b>Residential sq. ft.</b>	0	N/A	--
<b>Retail sq. ft.</b>	0	N/A	--
<b>Office sq. ft.</b>	0	N/A	--
<b>Industrial sq. ft.</b>	0	N/A	--
<b>Parking sq. ft.</b>	0	N/A	--
<b>Other (specify) sq. ft.</b>	N/A	N/A	--
<b>Dwelling units</b>	0	600	600
<b>Affordable Units</b>	0	120	120
<b>Bedroom Count</b>	0	1352	1352
<b>Studio</b>	0	0	--
<b>1 Bedroom</b>	0	120	120
<b>2 Bedroom</b>	0	208	208
<b>3 Bedroom</b>	0	272	272
<b>4+ Bedroom</b>	0		--
<b>Parking Spaces</b>	0	1470	1470
<b>Bike Storage</b>	0	N/A	N/A
<b>Tree Count</b>	See Site Plan Sheet 3		+ trees to remain*
<b>Shade Tree Count</b>	See Site Plan Sheet 3		+ trees to remain*
<b>Employee Count</b>	0	N/A	N/A

# TOWNSHIP OF HOPEWELL

## PRELIMINARY MAJOR SUBDIVISION CHECKLIST

**Applicant's Name:** US Home Corporation dba Lennar

**Site Block and Lot:** Block 93 Lot 19, 20, 45.01, 46 and part of 60

**Site Address:** 61 Nursery Road, Hopewell, NJ 08638

**Signature and Name of Person Preparing Checklist:** \_\_\_\_\_

*Signature*

Sean A. Delany, PE

6/26/2024

Principal Name

Date Signed

Bowman Consulting Group, Ltd.

**All documents must be submitted in hard copy and pdf.**

### **Administrative**

<i>Appl. Use Only</i>	<i>Hard Copies Required</i>	<i>Twp Use Only</i>
<b><i>**Submit one hard copy and pdf of required documents and plans for Completeness Determination.**</i></b>		
<input checked="" type="checkbox"/> 1. Submitted within published "window for submission."		
<input checked="" type="checkbox"/> 2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.	<u>3</u>	
<input checked="" type="checkbox"/> 3. Payment of Required Fees.		
<input checked="" type="checkbox"/> 4. Completed Escrow Agreement.	<u>3</u>	
<input checked="" type="checkbox"/> 5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	<u>3</u>	
<input checked="" type="checkbox"/> 6. Completed Consent to Entry Form.	<u>3</u>	
<input checked="" type="checkbox"/> 7. Completed Preliminary Major Subdivision Checklist.	<u>3</u>	
<input checked="" type="checkbox"/> 8. Completed "Design Waiver Request" form.	<u>3</u>	
<input checked="" type="checkbox"/> 9. Certificate of Ownership.	<u>3</u>	
<input checked="" type="checkbox"/> 10. Tree Survey Plan.	<u>3 full size and 15 to-scale half size</u>	
<input checked="" type="checkbox"/> 11. Site Plan(s) folded, collated, bound, signed, and sealed.	<u>3 full size and 15 to-scale half size</u>	
<input checked="" type="checkbox"/> 12. Traffic Analysis - collated, bound, signed, and sealed.	<u>3</u>	

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
<u>X</u>	13. Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	<u>3</u>	—
<u>X</u>	14. Stormwater management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	<u>3</u>	—
<u>X</u>	15. Completed Fiscal Impact Data Sheet.	<u>3</u>	—
<b>N/A</b>	16. Well Water Supply Evaluation - collated, bound, signed and sealed.	<u>3</u>	—
<b>N/A</b>	17. Existing Septic System Certification - signed and sealed.	<u>3</u>	—
<b>N/A</b>	18. Water Quality Test Reports by NJDEP certified laboratory for existing on-site wells and test wells.	<u>3</u>	—
<u>X</u>	19. Soil Test Reports collated, bound, signed and sealed.	<u>3</u>	—
<b>W</b>	20. Consistency with Wastewater Management Plan of the Township of Hopewell. <b>Waiver Requested</b>	<u>3</u>	—
<u>X</u>	21. Proof of submission of a request for a wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection a minimum of 60 days prior to submitting this application. Proof shall include acknowledgement of receipt by an official of the New Jersey Department of Environmental Protection.	<u>3</u>	—
<u>X</u>	22. Submission of a wetlands report and wetlands delineation.	<u>3</u>	—
<u>X</u>	23. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.	<u>3</u>	—

## Engineering

<i>Appl. Use Only</i>		<i>Twp Use Only</i>
<u>X</u>	1. Designed, drawn, signed and sealed by N.J.P.E., L.S. or A.I.A. as appropriate.	—
<u>X</u>	2. Blue or Blackline reproduction on standard sized sheets <b>30" x 42"</b> 24" x 36," 15" x 21," 8½" x 13."	—
<u>X</u>	3. Acceptable title block containing minimum data as prescribed by N.J.S.A. 13:40-1.	—
<u>X</u>	4. All scales shall be written and graphically identified. Minimum scales for plan preparation shall be as follows:	—
<u>X</u>	a. Key Maps: 1" - 1000'	—
<u>X</u>	b. Boundary and Topographic Survey: 1" = 100'	—
<u>X</u>	c. Environmental Inventory Maps: 1" = 200'	—

d. Grading and Drainage Plans: 1" = 50"

e. Site Plans: 1" = 50'

f. Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' - Vertical  
Horizontal to Vertical Ratio of scales being no more than 10.

g. Sewage Disposal and Water Supply Plan: 1" = 50'

h. Landscaping: 1" = 50' for street tree planting islands. Individual unit, island, or other detailed landscaping being provided at a minimum of 1" = 30'

5. A north arrow with reference meridian.

6. A legend identifying symbols and drafting techniques used.

7. A border shall be placed on all plans. This border shall be 1/2" for the bottom, right side and top of each plan with a 1½" border on the left side.

8. A boundary and topographic survey of the total tract signed and sealed by the preparing NJ. Professional Land Surveyor in accordance with N.J.S.A. 13:40. Topography shall be 5 foot intervals for slopes of 10% or greater, 2 foot intervals for slopes between 3% and 10% and 1 foot intervals for slopes up to and including 3%. Topography within 200 feet from the subdivision boundary shall be shown. All topography shall be based on NGVD 1988 datum Benchmarks shall be established within 500 feet of the subdivision boundary and shown, together with appropriate references.

9. Subdivision plan showing existing topography; all existing and proposed lot lines, lot dimensions, gross and net lot areas; locations of on-site structures with dimensions to proposed lots (if remaining after subdivision); wetland boundaries and areas; stream corridor boundaries and areas; flood hazard boundaries and areas; all easement boundaries and areas; all proposed streets showing name; right-of-way width and cartway widths; common driveway locations; proposed widened roadway widths along frontage of lot; sight triangle easements and boundaries; and a tabulation of zoning requirements showing zone(s) in which lot is located, bulk requirements of zone(s), bulk requirements proposed by application (including conditional or accessing use requirements) and density. All dimensions shown shall be to nearest 1/10th acre where easement, flood hazard, stream corridor, or wetland areas overlap, only the most encumbering area is required to be shown.

10. All existing and proposed utility service lines and laterals on site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, sump pump connections, and underground electric and phone service.

11. Drainage and grading plan duplicating all data shown on the site plan (dimensions not required to determine slopes should not be shown). Existing and proposed contours with intervals of one foot where slopes are less than two percent; with intervals of two feet where slopes are between two percent and ten percent; and with intervals of five feet where slopes exceed ten percent; spot elevations at bottom of curb for every point of curvature or tangency, breaks in grade, and handicapped ramps; elevations of drainage inlet grates and manhole rims; storm and sanitary sewer pipe invert elevations; elevations at corners of proposed structures; finished first floor elevations; and elevations at loading ramps. Contours must be based on NGVD 1988 elevations and benchmarks must be shown. Where drainage swales are proposed, the elevation, percent longitudinal slope and typical cross section of the swales shall be shown.

Proposed grading should be designed to provide a balanced cut and fill condition as much as practical.

12. Storm drainage profiles for all diversion swales, waterways, storm sewer pipe and any other conduit shall be provided. These profiles may be shown on a separate sheet entitled "Drainage Profiles", the detention basin plan or construction detail plans. Existing elevations shall be shown at 100-foot intervals. Proposed elevations for appurtenances shall be shown at 100-foot intervals, concrete structure elevations shall be shown at 50-foot intervals; Invert elevations; elevations at grade changes. Proposed slopes shall be written.

13. A Stormwater Management Plan detailing all existing and proposed grades and contours, outlet structure details, conduit outlet protection details, all inverts of low flow channel with proposed longitudinal slope(s), typical cross section trash rack details, emergency spillway cross sections and profiles to point of discharge, construction details and designations of ultimate ownership of the basin.

14. Hydraulic calculations for storm water management showing, at minimum, no increase in runoff from the predevelopment conditions for the water quality 2, 10, and 100 year storm frequency as determined by "Urban Hydrology for Small Watersheds TR-55" Type III rainfall using the following criteria.

- a. Pre-development conditions shall be considered as "good."
- b. Post development conditions shall be considered as "poor" with maximum impervious coverage permitted by ordinance being used in developing post development curve numbers.
- c. Calculations shall include a separate drainage area map for both pre and post development conditions with soils types, soil uses and flow patterns, time of concentration flow paths and flow lengths and slopes are identified. A separate drainage area map for inlets shall also be provided.
- d. Routing of pre and post development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."
- e. Emergency spillways shall be provided. The cross sections shall be designed to pass the 100-year post development inflow plus 50%. The invert shall be set at the crest of the 100-year storage elevation in the basin.
- f. All detention basins shall be designed to serve as a sediment basin during and after construction in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey References.
- g. Computations showing Compliance with the Regulations of the D & R Canal Commission and Mercer County Planning Board.

15. Hydraulic calculations for storm water runoff collection systems shall be submitted. Calculations may use the rational method or Soil Conservation Service method pursuant to the Land Use and Development Ordinance.

16. Plan and centerline profile for all proposed roadways showing existing elevations at 50 foot intervals; proposed elevations at 50 foot intervals and at all horizontal and vertical points of curvature, intersection and tangency; roadway stations at 100 foot intervals and all horizontal and vertical points of curvature, intersection and tangency; written vertical slopes, horizontal curve design radii lengths, and central angles, vertical curve lengths; storm and sanitary sewer piping, stormwater inlet locations, inverts, slopes horizontal offset dimensions, grate or rim elevations; curb lines and locations proposed contours; water mains and valves.

**X** 17. Plans and centerline profiles shall be provided for widening of all existing roadways detailing of pavement grades, milling areas, drainage construction, and proposed curb locations.

**X** 18. Half cross sections, 50 feet on center, shall be provided for all roadways to be widened. Each section shall include the location and NGVD 1988 elevation of all existing and proposed physical centerline; right-of-way centerline; edge of pavements, right-of-way lines, sidewalk centerlines, sidewalk widths. In addition, the existing and proposed contours 25 feet from the proposed right-of-way line shall be shown.

**X** 19. Typical construction details shall be provided on drawings designated as "Construction Details." Details to be shown shall include: typical roadway cross section; storm sewer inlets and manholes (each type proposed); storm sewer headwalls, storm sewer trench; storm sewer flared-end section; underdrain; storm sewer step; curb; curb end treatment, depressed curb; sidewalk, handicapped ramp; street signs; warning and regulatory signs; mailbox, sump pump/underdrain to storm sewer connection; any "poured in place" concrete details and reinforcing schedules; and all retaining wall details. The typical details shown in the site improvement standards are preferred.

**X** 20. All on-site wetlands shall be field identified by a qualified expert in accordance with NJDEP standards, and surveyed, and located on the plan by the applicant's New Jersey Professional Land Surveyor. A wetlands report identifying all observations and findings of the wetlands expert shall accompany the site plan application. If the lands remaining are 50 acres or larger, and not to be built upon, wetlands will only be required to be identified within 150 feet of the proposed lots or any other on-site or off tract improvements. The applicant shall certify in writing that no construction shall occur upon the remaining lands until all on-site wetlands are identified.

**X** 21. A traffic report and analysis including but not limited to existing and background peak hour traffic volumes and distribution patterns; peak hour onsite generated traffic volumes and distribution patterns; existing and proposed traffic composition; analysis of adequacy of proposed on-site circulation patterns including proposed on-site circulation patterns including adequacy of truck and automobile turning radii; analysis of need for number of loading bays; existing and proposed levels of service and volume/capacity ratios; adequacy of proposed sight distances; analysis of need for acceleration/deceleration lanes; analysis of need for roadway striping, signage or reflectorization; need for signalization and a summary recommendation and conclusions for the analysis. The study area shall include the site as proposed by this application; the site as proposed by a master development plan; the existing and proposed roadway frontages of the site, and the nearest intersection of public roadways as measured away from the site in opposite directions. The roadways approaching the site shall be general reviewed for adequacy to support site generated traffic. This report shall be prepared by a New Jersey licensed Professional Engineer qualified to make the analysis as required herein.

**X** 22. Compliance with each and every design standard of the Land Use and Development Ordinance.

**N/A** 23. Compliance with approved General Development Plan.

**X** 24. Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each.

**X** 25. Stream corridor delineation with requisite buffers preserved by easement.

## Planning

X 1. A key map sheet showing the tract in question: north arrow; zoning district limits; tax lot numbers, tax block numbers, tax sheet numbers; owners names as identified on certified list provided by Township for tract in question and all lots within 200 feet of total tract; Municipal Boundaries; Existing or proposed "Master Plan" features or facilities on the site or within 500 feet of total tract; Airport Hazard Areas; signature and seal of licensed professional; names and address of owner applicant and professional preparing the map; owners certification; zoning data for each zone with all proposed data and deficiencies listed, and index of sheets (where applicable). All measurements specified herein shall be measured radially from the boundary and shall include all lots, zones, etc. on opposite sides of roads and within other municipalities.

X 2. Zoning requirements shall be tabulated to show all bulk requirements of the zone(s) in which the site plan is located and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures. All lot areas shown shall be identified as gross and net areas in accordance with ordinance definitions. Density shall be shown as defined by the Land Use and Development Ordinance.

X 3. Compliance with each and every design standard of the Land Use and Development Ordinance.

N/A 4. Compliance with approved General Development Plan.

X 5. Stream corridor delineation with requisite buffers preserved by easement.

N/A 6. Compliance with Historic Preservation Commission criteria for on-site structures or features and any historic sites or features within 200 feet of site boundary.

N/A 7. Cultural features, historic sites and critical viewsheds as mapped by the Township.

X 8. Identification and Location of Affordable Housing Units.

## Landscaping and Lighting

X 1. Aerial extent of tree cover for each woodland stand 10,000 sq. ft. or greater in area with a brief description of the typical tree species found within the stand, the average size of the trees measured 4-1/2' above grade, the average height of the woodland stand, and the general health of the woodland stand. This information may be combined with other environmental information and shown on the Environmental Resource Inventory Summary Map as part of the Environmental Assessment, instead. If this is done, provide a note referring to the Environmental Resource Inventory Summary Map on the Landscape and Lighting Plan.

X 2. The surveyed location of each individual tree 6" or > measured 4-1/2' above grade located inside the limit of disturbance and extending 25' outside the limit of disturbance. A tree preservation chart showing the species and health of each individual tree located inside the limit of disturbance and extending 25' outside the limit of disturbance, and whether each tree is proposed to remain, to be removed, or to be transplanted.

X 3. Proposed trees, shrubs, groundcovers, and vegetative plants with key, detailing the following information:  
a. Proposed plant names, both common and scientific.

Appl. Use Only	Twp Use Only
X	b. Proposed plant sizes in caliper, height, and/or width at the time of installation.
X	c. Type of nursery stock, (i.e. balled and burlapped or container) and size planting.
X	d. Proposed plant spacing and any other comments relating to installation.
X	e. Planting notes, including a specification that the plants shall conform to the American Standard for Nursery Stock, latest revision.
X	f. Delineation showing which areas are to be irrigated.
X	4. Landscape maintenance specifications.
X	5. Planting details conforming with current horticultural practices.
X	6. Pedestrian and bicycle circulation systems, including width proposed and materials.
X	7. Outdoor pedestrian spaces with landscape architectural elements detailed.
X	8. Construction details for pedestrian and bicycle circulation systems, outdoor spaces, and site furnishings.

**TOWNSHIP USE ONLY**

# TOWNSHIP OF HOPEWELL

## FINAL MAJOR SUBDIVISION CHECKLIST

**Applicant's Name:** US Home Corporation dba Lennar

**Site Block and Lot:** Block 93 Lot 19, 20, 45.01, 46 and part of 60

**Site Address:** 61 Nursery Road, Hopewell, NJ 08638

**Signature and Name of Person Preparing Checklist:**

*Signature*

Sean A. Delany, PE

Principal Name

Bowman Consulting Group, Ltd.

6/26/2024

Date Signed

**All documents must be submitted in hard copy and pdf.**

### Administrative

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
<b>**Submit one hard copy and pdf of required documents and plans for Completeness Determination.**</b>			
<b>X</b>	1. Submitted within published "window for submission."		
<b>X</b>	2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.	3	
<b>X</b>	3. Payment of Required Fees.		
<b>X</b>	4. Completed Escrow Agreement.	3	
<b>X</b>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	3	
<b>X</b>	6. Completed Consent to Entry Form.	3	
<b>X</b>	7. Completed Final Major Subdivision Checklist	3	
<b>X</b>	8. Completed "Design Waiver Request" form.	3	
<b>X</b>	9. Certificate of Ownership.	3	
<b>X</b>	10. Final Major Subdivision Plan(s) folded, collated, bound, signed, and sealed with a common date of issue and revision.	<u>3 full size and 15 to-scale half size</u>	
<b>W</b>	11. Signed copy of Preliminary plans with copy of Resolution of Approval.	3	
<b>Final Application being submitted simultaneously with Preliminary Application.</b>			
<b>W</b>	12. Certification that all conditions of preliminary major subdivision approval have been satisfied and that Preliminary Major Subdivision plans have been signed by and are on file with the Hopewell Township Planning Board. For any project seeking relief from this item, an itemized description detailing any and all outstanding items and the status of each.	3	
<b>Final Application being submitted simultaneously with Preliminary Application.</b>			
<b>W</b>	13. Letter from Postmaster of Post Office serving proposed subdivision that street names are acceptable.	3	
<b>Final Application being submitted simultaneously with Preliminary Application. Will provide as condition of approvals.</b>			
			1

Appl. Use Only	Hard Copies Required	Twp Use Only
<b>X</b>	14. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.	<u>3</u>
<b>W</b>	15. Proposed text of all deed restrictions, restrictions to be included in all contracts of sale and any other form of restriction imposed as part of the subdivision approval or to be imposed by the Developer.	<u>3</u>
<b>Final Application being submitted simultaneously with Preliminary Application. Will provide as condition of approvals.</b>		
Appl. Use Only	<b>Health</b>	Twp Use Only
<b>X</b>	1. Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist.	<b>Final Application being submitted simultaneously with Preliminary Application.</b>
<b>N/A</b>	2. Final septic system design criteria and grading shown on "Sewage Disposal and Water Supply Plan."	
<b>N/A</b>	3. Proof of submission of Treatment Works or NJPDES permit applications for any wastewater disposal method or system not in compliance with NJAC 7:9A., any system proposing to discharge more than 2,000 gallons per day, or any proposed connection to a public sewer system requiring a Treatment Works permit application.	<b>Will provide as condition of approvals.</b>
<b>W</b>	4. Provision for temporary water and sewer to sales offices and construction offices.	<b>Will provide as condition of approvals.</b>
<b>Engineering</b>		
<b>X</b>	I. Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist. All documents submitted for preliminary major subdivision approval shall be appropriately revised, retitled, dated, and submitted for final major subdivision approval. All documents submitted shall bear the same date.	<b>Final Application being submitted simultaneously with Preliminary Application.</b>
<b>W</b>	2. An estimate of all construction quantities for all on site improvements which shall be dedicated to the public or planned to be monitored by a Homeowners Association. This estimate shall include all construction quantities for all site improvements shown on the approved preliminary plan and shall be signed, sealed and dated by a New Jersey Licensed Professional Engineer.	<b>Will provide as condition of approvals.</b>
<b>W</b>	3. An estimate of all construction quantities for all off-site or off-tract improvements required to be constructed as part of the approved preliminary major subdivision plan. This estimate shall be based on the off-tract improvement plans and shall be signed, sealed, and dated by the prepared New Jersey Licensed Professional Engineer.	<b>Will provide as condition of approvals.</b>
<b>W</b>	4. Metes and bounds descriptions for right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; common driveway easements; cul-de-sac easements and all other easements or rights-of-way which shall be dedicated to the public or planned to be maintained by a Homeowners Association. Descriptions may be by reference to Final Plat.	<b>Will provide as condition of approvals.</b>
<b>X</b>	5. Detailed project phasing plan includes proposed construction sequence, routes to and from site construction methods, hours or operation, construction traffic control plans, temporary construction traffic office locations, and any other construction -related plans.	
<b>X</b>	6. A final plat of major subdivision complying with the "Map Filing Law" of the State of New Jersey.	

**W** 7. A Developer's Agreement approved and executed by the Hopewell Township Committee.  
**Will provide as condition of approvals.**

**X** 8. Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control landscaping and temporary lighting at a scale of not smaller than 1" = 50' each facility location.

**X** 9. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.

**W** 10. Block and Lot numbers approved by Tax Assessor.  
**Will provide as condition of approvals.**

**W** 11. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.  
**Will provide as condition of approvals.**

**X** 12. Provide site lighting plan when roadway illumination requirements of Section 17-90.3b are applicable.

## Planning

**W** I. Compliance with any and all conditions of preliminary major subdivision approval and the preliminary major subdivision checklist. All documents submitted for preliminary major subdivision approval shall be appropriately revised, retitled, dated, and submitted for final major subdivision approval. All documents submitted shall bear the same date.

**Will provide as condition of approvals.**

**X** 2. Detailed project phasing plan includes proposed construction sequence, routes to and from site construction methods, hours or operation, construction traffic control plans, temporary construction traffic office locations, and any other construction -related plans.

**W** 3. A Developer's Agreement approved and executed by the Hopewell Township Committee.  
**Will provide as condition of approvals.**

**X** 4. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.

**W** 5. Block and Lot numbers approved by Tax Assessor.  
**Will provide as condition of approvals.**

**W** 6. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.  
**Will provide as condition of approvals.**

### **TOWNSHIP USE ONLY**

*Application Reviewed By:* \_\_\_\_\_ *Date:* \_\_\_\_\_

*Recommendation:* \_\_\_\_\_ *complete/incomplete*

# TOWNSHIP OF HOPEWELL

## PRELIMINARY SITE PLAN CHECKLIST

**Applicant's Name:** US Home Corporation (dba Lennar)

**Site Block and Lot:** Block 93 Lot 19, 20, 45.01, 46 & part of 60

**Site Address:** 61 Nursery Road, Hopewell, NJ 08638

**Signature and Name of Person Preparing Checklist:** Sean Delany Digitally signed by Sean Delany  
Date: 2024.06.26 13:36:52-04'00'

*Signature*

Sean A. Delany, PE

6/24/2024

Principal Name

Date Signed

Bowman Consulting Group, Ltd.

**All documents must be submitted in hard copy and pdf.**

### Administrative

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
	<b>**Submit one hard copy and pdf of required documents for Completeness Determination.**</b>		
<input checked="" type="checkbox"/>	1. Submitted within published "window for submission."		
<input checked="" type="checkbox"/>	2. Completed Application Forms, including Corporate or Partnership Disclosure Affidavit.	<u>3</u>	
<input checked="" type="checkbox"/>	3. Payment of Required Fees.		
<input checked="" type="checkbox"/>	4. Completed Escrow Agreement.	<u>3</u>	
<input checked="" type="checkbox"/>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	<u>3</u>	
<input checked="" type="checkbox"/>	6. Completed Consent to Entry Form.	<u>3</u>	
<input checked="" type="checkbox"/>	7. Completed Preliminary Site Plan Checklist.	<u>3</u>	
<input checked="" type="checkbox"/>	8. Completed "Design Waiver Request" form.	<u>3</u>	
<input checked="" type="checkbox"/>	9. Certificate of Ownership.	<u>3</u>	
<input checked="" type="checkbox"/>	10. Tree Survey Plan.	<u>3</u>	
<input checked="" type="checkbox"/>	11. Site Plan(s) folded, collated, bound, signed, and sealed.	<u>3 full size and 15 to-scale half size</u>	
<input checked="" type="checkbox"/>	12. Traffic Analysis - collated, bound, signed, and sealed.	<u>3</u>	

<i>Appl. Use Only</i>		<i>Copies Required</i>	<i>Twp Use Only</i>
<input checked="" type="checkbox"/>	13. Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	<u>3</u>	—
<input checked="" type="checkbox"/>	14. Storm water management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	<u>3</u>	—
<input checked="" type="checkbox"/>	15. Completed Fiscal Impact Data Sheet.	<u>3</u>	—
<b>N/A</b>	16. Well Water Supply Evaluation - collated, bound, signed and sealed.	<u>3</u>	—
<b>N/A</b>	17. Existing Septic System Certification - signed and sealed.	<u>3</u>	—
<b>N/A</b>	18. Water Quality Test Reports by NJDEP certified laboratory for existing on-site wells and test wells.	<u>3</u>	—
<input checked="" type="checkbox"/>	19. Soil Test Reports collated, bound, signed and sealed.	<u>3</u>	—
<input checked="" type="checkbox"/>	20. Consistency with Wastewater Management Plan of the Township of Hopewell.	<u>3</u>	—
<input checked="" type="checkbox"/>	21. Proof of submission of a request for a wetlands Letter of Interpretation to the New Jersey Department of Environmental Protection a minimum of 60 days prior to submitting this application. Proof shall include acknowledgement of receipt by an official of the New Jersey Department of Environmental Protection.	<u>3</u>	—
<input checked="" type="checkbox"/>	22. Submission of a wetlands report and wetlands delineation.	<u>3</u>	—
<input checked="" type="checkbox"/>	23. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.	<u>3</u>	—

## Health

<i>Appl. Use Only</i>		<i>Twp Use Only</i>
<input checked="" type="checkbox"/>	1. Location of all existing sewage disposal systems on-site and within 200 feet of the boundary of the entire tract.	—
<b>N/A</b>	2. Certification by a New Jersey Licensed Professional Engineer regarding adequacy of any and all existing on-site sewage disposal systems pursuant to Chapters 16 and 17. Potential reserve areas for modification of existing systems shall be shown on the plan. Application will be declared incomplete should failing or unsatisfactory conditions be noted, certified, or found to exist.	—
<b>N/A</b>	3. Submission of laboratory test report for all existing on-site wells or potable water supplies pursuant to Chapter 16 and 17. Application shall be declared incomplete should failing or unsatisfactory conditions be noted or found to exist (Bacteria, Nitrate, Volatile organics, and other items required by the Health Officer).	—
<b>N/A</b>	4. Soils Tests shall be provided for primary and reserve septic areas pursuant to Chapters 16 and 17. Test results submitted which are invalid because of expiration dates or do not comply with all provisions of Chapters 16 and 17 shall render the application incomplete.	—

**N/A** 5. The Location and results of all complete, incomplete, unacceptable and unwitnessed profile pits, permeability tests, basin floods and percolation tests. All results shall be shown on a separate plan(s) entitled "Sewage Disposal and Water Supply Plan." All result locations shall be dimensioned to all proposed and existing lot lines, watercourses, easements, wetland limits, sewage disposal and water supply systems within 200 feet of the tests.

**N/A** 6. Submission of individual soil test reports by soil log or test number for each test location in numerical ascending order shall be provided. Each report shall be signed and sealed by a New Jersey Licensed Professional Engineer and coordinated with each lot number shown on the plan submitted.

**N/A** 7. Submission of well water supply evaluation pursuant to Chapter 16.

**W** 8. The location of all on-site, off-site, and off tract test wells, monitor wells, and existing wells within 500 feet of the test wells are to be shown pursuant to Chapter 16.

**N/A** 9. Written documentation signed by the homeowners, or affidavits executed by the applicant proving permission. All wells within 500 feet of the test well shall be monitored. In the event monitoring is not permitted, the denial by the homeowner shall be submitted. In the event of a denial or no response, an affidavit by the applicant detailing efforts made to obtain permission and/or the reasons for denial shall also accompany the application.

**W** 10. Proof of submission of Treatment Works or NJPDES permit applications for any wastewater disposal method or system not in compliance with NJAC 7:9A., any system proposing to discharge more than 2,000 gallons per day, or any proposed connection to a public sewer system requiring a Treatment Works permit application.

**Application pending submission per review/approval of onsite sanitary sewer collection system by Township.**

### Engineering

**X** 1. Designed, drawn, signed and sealed by A.I.A., C.L.A., N.J.P.E., N.J.P.L.S. or N.J.P.P. as appropriate.

**X** 2. Blue or Blackline reproduction on standard sized sheets 30" x 42," 24" x 36," 15" x 21," 8½" x 13."

**X** 3. Acceptable title block containing minimum data as prescribed by N.J.S.A. 13:40-1.

**X** 4. All scales shall be written and graphically identified. Minimum scales for plan preparation shall be as follows:

**X** a. Key Maps: 1" - 1000'

**X** b. Boundary and Topographic Survey: 1" = 100'

**X** c. Environmental Inventory Maps: 1" = 200'

**X** d. Grading and Drainage Plans: 1" = 50"

**X** e. Site Plans: 1" = 50'

**X** f. Plans and Profiles: 1" = 50'-Horizontal; 1" = 5' - Vertical  
Horizontal to Vertical Ratio of scales being no more than 10.

**X** g. Sewage Disposal and Water Supply Plan: 1" = 50'

h. Landscaping: 1" = 50' for street tree planting islands. Individual unit, island, or other detailed landscaping being provided at a minimum of 1" = 30.'

5. A north arrow with reference meridian.

6. A legend identifying symbols and drafting techniques used.

7. A border shall be placed on all plans. This border shall be 1/2" for the bottom, right side and top of each plan with a 1½" border on the left side.

8. A boundary and topographic survey of the total tract signed and sealed by the preparing NJ. Professional Land Surveyor in accordance with N.J.S.A. 13:40. Topography shall be 5 foot intervals for slopes of 10% or greater, 2 foot intervals for slopes between 3% and 10% and 1 foot intervals for slopes up to and including 3%. Topography within 200 feet from the subdivision boundary shall be shown. All topography shall be based on NGVD 1988 datum. Benchmarks shall be established within 500 feet of the subdivision boundary and shown, together with appropriate references.

9. All existing and proposed utility service lines and laterals on site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, sump pump connections, and underground electric and phone service.

10. Site Plan showing the proposed use and site improvements including but not limited to: existing topography; location of all proposed structures with dimensions to boundaries; location of all existing structures to remain or to be removed; proposed access aisles with curb-to-curb dimensions for width; curb radii dimensions; automobile parking stalls with dimensions for width and depth; truck loading and parking aisle and stalls with dimensions for stall length and width; type of truck to use loading area; typical truck radii detail; loading dock locations; all sidewalk locations and dimensions; provisions for handicapped; location of bench mark; flood hazard areas; wetlands boundaries; stream corridor areas; easement areas; traffic warning and regulatory signs; and trees to be removed/remain.

11. Drainage and grading plan duplicating all data shown on the site plan (dimensions not required to determine slopes should not be shown). Existing and proposed contours with intervals of one foot where slopes are less than two percent; with intervals of two feet where slopes are between two percent and ten percent; and with intervals of five feet where slopes exceed ten percent; spot elevations at bottom of curb for every point of curvature or tangency, breaks in grade, and handicapped ramps; elevations of drainage inlet grates and manhole rims; storm and sanitary sewer pipe invert elevations; elevations at corners of proposed structures; finished first floor elevations; and elevations at loading ramps. Contours must be based on NGVD 1988 elevations and benchmarks must be shown. Where drainage swales are proposed, the elevation, percent longitudinal slope and typical cross section of the swales shall be shown.

Proposed grading shall be designed to provide a balanced cut and fill condition as much as practical.

12. Storm drainage profiles for all diversion swales, waterways, storm sewer pipe and any other conduit shall be provided. These profiles may be shown on a separate sheet entitled "Drainage Profiles", the detention basin plan or construction detail plans. Existing elevations shall be shown at 100-foot intervals. Proposed elevations for appurtenances shall be shown at 100-foot intervals, concrete structure elevations shall be shown at 50-foot intervals; Invert elevations; elevations at grade changes. Proposed slopes shall be written.

13. A Stormwater Management Plan detailing all existing and proposed grades and contours, outlet structure details, conduit outlet protection details, all inverts of low flow channel with proposed longitudinal slope(s), typical cross section trash rack details, emergency spillway cross sections and profiles to point of discharge, construction details and designations of ultimate ownership of the basin.

**X** 14. Hydraulic calculations for stormwater detention showing no increase in runoff from the pre-development conditions for the water quality 2, 10, and 100 year storm frequency as determined by "Urban Hydrology for Small Watersheds TR-55" Type III rainfall using the following criteria.

**X** a. Pre-development conditions shall be considered as "good."

**X** b. Post development conditions shall be considered as "poor" with maximum impervious coverages permitted by ordinance being used in developing post development curve numbers.

**X** c. Calculations shall include a separate drainage area map for both pre- and post-development conditions with soils types, soil uses and flow patterns, time of concentration flow paths and flow lengths and slopes being identified. A separate drainage area map for inlets shall also be provided.

**X** d. Routing of pre- and post-development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55."

**X** e. Emergency spillways shall be provided. The cross sections shall be designed to pass the 100-year post development inflow plus 50%. The invert shall be set at the crest of the 100-year storage elevation in the basin.

**X** f. All detention basins shall be designed to serve as a sediment basin during and after construction in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey References.

**X** g. Computations showing Compliance with the Regulations of the D & R Canal Commission and the Mercer County Planning Board.

**X** 15. Hydraulic calculations for stormwater runoff collection systems shall be submitted. Calculations may use the rational method or Soil Conservation Service method pursuant to the Land Use and Development Ordinance.

**X** 16. Typical construction details shall be provided on drawings designated as "Construction Details." Details to be shown shall include: typical roadway cross section; storm sewer inlets and manholes (each type proposed); storm sewer headwalls, storm sewer trench; storm sewer flared-end section; underdrain; storm sewer step; curb; curb end treatment, depressed curb; sidewalk, handicapped ramp; street signs; warning and regulatory signs; mailbox, sump pump/underdrain to storm sewer connection; any "poured in place" concrete details and reinforcing schedules; and all retaining wall details. The typical details shown in the site improvement standards are preferred.

**X** 17. All on-site wetlands shall be field identified by a qualified expert in accordance with NJDEP standards, and surveyed, and located on the plan by the applicant's New Jersey Professional Land Surveyor. A wetlands report identifying all observations and findings of the wetlands expert shall accompany the site plan application. If the lands remaining are 50 acres or larger, and not to be built upon, wetlands will only be required to be identified within 150 feet of the proposed lots or any other on-site or off tract improvements. The applicant shall certify in writing that no construction shall occur upon the remaining lands until all on-site wetlands are identified.

**X** 18. Half cross sections, 50 feet on center, shall be provided for all roadways to be widened. Each section shall include the location and NGVD 1988 elevation of all existing and proposed physical centerline; right-of-way centerline; edge of pavements, right-of-way lines, sidewalk centerlines, sidewalk widths. In addition, the existing and proposed contours 25 feet from the proposed right-of-way line shall be shown.

**X** 19. A traffic report and analysis including but not limited to existing and background peak hour traffic volumes and distribution patterns; peak hour onsite generated traffic volumes and distribution patterns; existing and proposed traffic composition; analysis of adequacy of proposed on-site circulation patterns including adequacy of truck and automobile turning radii; analysis of need for number of loading bays; existing and proposed levels of service and volume/capacity ratios; adequacy of proposed sight distances; analysis of need for acceleration/deceleration lanes; analysis of need for roadway striping, signage or reflectorization; need for signalization and a summary recommendation and conclusions for the analysis. The study area shall include the site as proposed by this application; the site as proposed by a master development plan; the existing and proposed roadway frontages of the site, and the nearest intersection of public roadways as measured away from the site in opposite directions. The roadways approaching the site shall be generally reviewed for adequacy to support site generated traffic. This report shall be prepared by a New Jersey licensed Professional Engineer qualified to make the analysis as required herein. —

**X** 20. Compliance with each and every design standard of the Land Use and Development Ordinance. —

**N/A** 21. Compliance with approved General Development Plan. —

**X** 22. Intermittent and perennial streams, lakes, and waterways with drainage areas 50 acres or larger and the 100-year flood hazard line of each. —

**X** 23. Stream corridor delineation with requisite buffers preserved by easement. —

## Planning

**X** 1. A key map sheet showing the tract in question: north arrow; zoning district limits; tax lot numbers, tax block numbers, tax sheet numbers; owners names as identified on certified list provided by Township for tract in question and all lots within 200 feet of total tract; Municipal Boundaries; Existing or proposed "Master Plan" features or facilities on the site or within 500 feet of total tract; Airport Hazard Areas; signature and seal of licensed professional; names and address of owner applicant and professional preparing the map; owners certification; zoning data for each zone with all proposed data and deficiencies listed, and index of sheets (where applicable). All measurements specified herein shall be measured radially from the boundary and shall include all lots, zones, etc. on opposite sides of roads and within other municipalities. —

**X** 2. Site Plan showing the proposed use and site improvements including but not limited to: existing topography; location of all proposed structures with dimensions to boundaries; location of all existing structures to remain or to be removed; proposed access aisles with curb-to-curb dimensions for width; curb radii dimensions; automobile parking stalls with dimensions for width and depth; truck loading and parking aisle and stalls with dimensions for stall length and width; type of truck to use loading area; typical truck radii detail; loading dock locations; all sidewalk locations and dimensions; provisions for handicapped; location of bench mark; flood hazard areas; wetlands boundaries; stream corridor areas; easement areas; traffic warning and regulatory signs; and trees to be removed/remain. —

**X** 3. Zoning requirements shall be tabulated to show all bulk requirements of the zone or zones in which the site plan is located and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures. All lot areas shown shall be identified as gross and net areas in accordance with ordinance definitions. Density shall be shown as defined by the Land Use and Development Ordinance. —

<input checked="" type="checkbox"/>	4. Architectural floor plans for each floor and for each elevation. These plans shall be signed and sealed by a New Jersey Licensed Architect.	_____
<input checked="" type="checkbox"/>	5. Compliance with each and every design standard of the Land Use and Development Ordinance.	_____
<input checked="" type="checkbox"/>	6. Compliance with approved General Development Plan.	_____
<input checked="" type="checkbox"/>	7. Compliance with Historic Preservation Commission criteria for onsite structures or foundations and any sites or features within 200 feet of site boundary.	_____
<input checked="" type="checkbox"/>	8. Identification and Location of Affordable Housing Units.	_____
<input checked="" type="checkbox"/>	9. Stream corridor delineation with requisite buffers preserved by easement.	_____
<input checked="" type="checkbox"/>	10. Cultural features, historic sites, and critical view sheds, as mapped by the Township.	_____

### Landscaping and Lighting

<input checked="" type="checkbox"/>	1. Aerial extent of tree cover for woodland stand 10,000 sq. ft. or greater in area with a brief description of the typical tree species found within the stand, the average size of the trees measured 4-1/2' above grade, the average height of the woodland stand, and the general health of the woodland stand. This information may be combined with other environmental information and shown on the Environmental Resource Inventory Summary Map as part of the Environmental Assessment, instead. If this is done, provide a note referring to the Environmental Resource Inventory Summary Map on the Landscape and Lighting Plan.	_____
<input checked="" type="checkbox"/>	2. The surveyed location of each individual tree 6" or > measured 4-1/2' above grade located inside the Limit of disturbance and extending 25' outside the limit of disturbance. A tree preservation chart showing the species and health of each individual tree located inside the limit of disturbance and extending 25' outside the limit of disturbance, and whether each tree is proposed to remain, to be removed, or to be transplanted.	_____
<input checked="" type="checkbox"/>	3. Proposed trees, shrubs, groundcovers, and vegetative plants with key, detailing the following information: <ol style="list-style-type: none"><li>Proposed plant names, both common and scientific.</li><li>Proposed plant sizes in caliper, height, and/or width at the time of installation.</li><li>Type of nursery stock, (i.e. balled and burlapped or container) and size planting.</li><li>Proposed plant spacing and any other comments relating to installation.</li><li>Planting notes, including a specification that the plants shall conform to the American Standard for Nursery Stock, latest revision.</li><li>Delineation showing which areas are to be irrigated.</li></ol>	_____
<input checked="" type="checkbox"/>	4. Landscape maintenance specifications.	_____
<input checked="" type="checkbox"/>	5. Planting details conforming with current horticultural practices.	_____
<input checked="" type="checkbox"/>	6. Pedestrian and bicycle circulation systems, including width proposed and materials.	_____
<input checked="" type="checkbox"/>	7. Outdoor pedestrian spaces with landscape architectural elements detailed.	_____

<input checked="" type="checkbox"/>	8. Construction details for pedestrian and bicycle circulation systems, outdoor spaces, and site furnishings.	<hr/>
<input checked="" type="checkbox"/>	9. Details of all outdoor light fixtures, including building mounted fixtures and illuminated signage. Fixture details shall include:	<hr/>
<input checked="" type="checkbox"/>	a. Manufacturer's catalog cuts, indicating lamping and including all accessory components.	<hr/>
<input checked="" type="checkbox"/>	b. Photometric reports with graphic candela curve illustrating vertical distribution from nadir to 180 degrees.	<hr/>
<input checked="" type="checkbox"/>	c. Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles.	<hr/>
<input checked="" type="checkbox"/>	10. Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include:	<hr/>
	a. Maintained horizontal illumination levels indicated on a maximum grid spacing of 10'	<hr/>
	b. Location and mounting height for each fixture.	<hr/>
<input checked="" type="checkbox"/>	11. Schedule of operation and method used to control each fixture shall be indicated in schedule or by note on Lighting Plan.	<hr/>
<input checked="" type="checkbox"/>	12. Calculation summary to include:	<hr/>
<input checked="" type="checkbox"/>	a. Minimum maintained horizontal illumination (fc).	<hr/>
<input checked="" type="checkbox"/>	b. Average maintained horizontal illumination (fc).	<hr/>
<input checked="" type="checkbox"/>	c. Maximum maintained horizontal illumination (fc).	<hr/>
<input checked="" type="checkbox"/>	d. Maximum-to-minimum Uniformity Ratio.	<hr/>
<input checked="" type="checkbox"/>	e. Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc).	<hr/>
<input checked="" type="checkbox"/>	f. Maximum maintained vertical illumination at 5' above grade at edge of property line (fc).	<hr/>
<input checked="" type="checkbox"/>	g. Average maintained vertical existence of signage (fL).	<hr/>
<input checked="" type="checkbox"/>	13. Foundation construction details for light poles.	<hr/>

**TOWNSHIP USE ONLY**

Application Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_

complete/incomplete

# TOWNSHIP OF HOPEWELL

## FINAL SITE PLAN CHECKLIST

**Applicant's Name:** US Home Corporation (dba Lennar)

**Site Block and Lot:** Block 93 Lot 19, 20, 45.01, 46 & part of 60

**Site Address:** 61 Nursery Road, Hopewell, NJ 08638

**Signature and Name of Person Preparing Checklist:**

*Signature*

Sean A. Delany, PE

6/24/2024

*Name*

*Date Signed*

Principal / Sr. Project Manager  
Bowman Consulting Group, Ltd.

**All documents must be submitted in hard copy and pdf.**

### Administrative

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
	<b>**Submit one hard copy and pdf of documents and plans for Completeness Determination.**</b>		
<b>X</b>	1. Submitted within published "window for submission."		
<b>X</b>	2. Completed Application Forms, including Corporation or Partnership Disclosure Affidavit.	<u>3</u>	
<b>X</b>	3. Payment of Required Fees.		
<b>X</b>	4. Completed Escrow Agreement.	<u>3</u>	
<b>X</b>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	<u>3</u>	
<b>X</b>	6. Completed Consent to Entry Form.	<u>3</u>	
<b>X</b>	7. Completed Final Site Plan Checklist.	<u>3</u>	
<b>X</b>	8. Completed "Design Waiver Request" form.	<u>3</u>	
<b>X</b>	9. Certificate of Ownership.	<u>3</u>	
<b>X</b>	10. Final Site Plans(s) folded, collated, bound, signed, and sealed with a common date of issue and revision.	<u>3 full size and 15 to-scale half size</u>	
<b>W</b>	11. Copy of resolution of Preliminary Site Plan approval.	<u>3</u>	
<b>Final Application being submitted simultaneously with Preliminary Application.</b>			
<b>W</b>	12. Certification that all conditions of preliminary site plan approval have been satisfied and Preliminary Site Plans have been signed by and are on file with the Hopewell Township Planning Board. For any project seeking relief from this item, an itemized description detailing any and all outstanding items and the status of each.	<u>3</u>	
<b>Final Application being submitted simultaneously with Preliminary Application.</b>			

<i>Appl. Use Only</i>		<i>Hard Copies Required</i>	<i>Twp Use Only</i>
<b>X</b>	13. Letter from Utility companies providing electric, telephone, cable TV and other services that underground utilities easements identified on the subdivision plans are acceptable for size and location.	3	—
<b>X</b>	14. Written documentation addressed to the Planning Board from all agencies guaranteeing utility service to the site (including electricity, telephone, gas and cable TV). Such documentation shall indicate any and all conditions for obtaining such service.	3	—

<i>Appl. Use Only</i>		<i>Twp Use Only</i>
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### Health

<b>W</b>	1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist.	—
<b>Final Application being submitted simultaneously with Preliminary Application.</b>		
<b>N/A</b>	2. Final septic system design criteria and grading shown on "Sewage Disposal and Water Supply Plan.	—
<b>W</b>	3. Proof of submission of Treatment Works or NJPDES permit applications for any wastewater disposal method or system not in compliance with NJAC 7:9A., any system proposing to discharge more than 2,000 gallons per day, or any proposed connection to a public sewer system requiring a Treatment Works permit application.	—

**Will provide as condition of approvals.**

### Engineering

<b>W</b>	1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist. All documents submitted for preliminary site plan approval shall be appropriately revised, retitled, dated, and all documents submitted shall bear the same date.	—
<b>Final Application being submitted simultaneously with Preliminary Application.</b>		
<b>X</b>	2. Architectural elevations - front, left side, right side, and rear signed and sealed by a New Jersey Licensed Architect. All plans to bear a common date of issue with final site plan.	—
<b>W</b>	3. An estimate of all construction quantities for all on-site and off-tract improvements to public property or improvements which shall be dedicated to the public or planned to be maintained by a Homeowners Association.	—
<b>Will provide as condition of approvals.</b>		
<b>W</b>	4. Metes and bounds descriptions for all right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; and common driveway easements.	—
<b>Will provide as condition of approvals.</b>		
<b>X</b>	5. Detailed project phasing plan including proposed construction sequences, routes to and from site, construction methods, hours of operations, construction traffic control plans, temporary construction office locations, and any other construction-related plans.	—
<b>W</b>	6. A Developer's Agreement approved and executed by the Hopewell Township Committee when improvements to public property or improvements which shall be dedicated to the public or a Homeowners Association are part of the approval.	—
<b>Will provide as condition of approvals.</b>		

Appl. Use Only	Twp Use Only
X	7. Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control and landscaping at a scale of not smaller than 1" = 50' each facility location.
X	8. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.
W	9. Block and Lot numbers approved by Tax Assessor.
W	<b>Will provide as condition of approvals.</b>
X	10. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.
W	<b>Will provide as condition of approvals.</b>
X	11. Details of all outdoor light fixtures not included with Preliminary Site Plan Approval, including building mounted fixtures and illuminate signage. Fixture details shall include:
X	a. Manufacturer's catalog cuts, indicating lamping and including all accessory components.
X	b. Photometric report with graphic candela illustrating vertical distribution from nadir to 180 degrees.
X	c. Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles.
X	12. Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include:
X	a. Initial horizontal illumination levels indicated on a maximum grid spacing of 10'.
X	b. Maintained horizontal illumination levels indicated on a maximum grid spacing of 10'.
X	c. Location and mounting height for each fixture.
X	d. Schedule of operation and method used to control each fixture.
X	13. Calculation summary to include:
X	a. Minimum maintained horizontal illumination (fc).
X	b. Average maintained horizontal illumination (fc).
X	c. Maximum maintained horizontal illumination (fc).
X	d. Maximum-to-minimum Uniformity Ratio.
X	e. Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc).
X	f. Maximum maintained vertical illumination at 5' above grade of property line (fc).
X	g. Average maintained vertical existence of signage (fL).
X	h. Average initial horizontal illumination (fc).

## Planning

**W** 1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist. All documents submitted for preliminary site plan approval shall be appropriately revised, retitled, dated, and all documents submitted shall bear the same date.

**X** **Final Application being submitted simultaneously with Preliminary Application.**

**W** 2. Architectural elevations - front, left side, right side, and rear signed and sealed by a New Jersey Licensed Architect. All plans to bear a common date of issue with final site plan.

**X** 3. Detailed project phasing plan including proposed construction sequences, routes to and from site, construction methods, hours of operations, construction traffic control plans, temporary construction office locations, and any other construction-related plans.

**W** 4. A Developer's Agreement approved and executed by the Hopewell Township Committee when improvements to public property or improvements which shall be dedicated to the public or a Homeowners Association are part of the approval.

**Will provide as condition of approvals.**

**X** 5. Detailed site plan showing location of proposed construction trailers and sales facilities; design of parking, access, grading drainage, soil erosion and sediment control, landscaping and lighting at a scale of not smaller than 1" = 50' each facility location.

**X** 6. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.

**W** 7. Block and Lot numbers approved by Tax Assessor.

**Will provide as condition of approvals.**

**W** 8. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.

**Will provide as condition of approvals.**

### **TOWNSHIP USE ONLY**

**Application Reviewed By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Recommendation:** \_\_\_\_\_ **complete/incomplete**



**TOWNSHIP OF HOPEWELL**  
201 Washington Crossing-Pennington Road  
Titusville, New Jersey 08560-1410  
Phone 609.737.0605 Ext. 6640

## **TOWNSHIP OF HOPEWELL**

### **CHECKLIST SUBMISSION AND DESIGN WAIVER REQUEST FORM**

Date: June 28, 2024	
Block: 93	Lot: 19, 20, 45.01, 46 & part of 60
Property Address: 61 & 137 Nursery Road, Scotch Road, Nursery Road	
Name of Project: Venue At Hopewell	
Name of Applicant: US Home LLC (dba Lennar)	

This form is an integral part of any development checklist submitted to the Township of Hopewell wherein waivers from design standards or submission waivers from application checklist items are requested. This form must be completed for all requested waivers and submitted with the application in order for the application to be considered complete. It is the applicant's responsibility to complete this form in order for proper consideration to be given to the request. Adequate documentation and support data shall be provided with the request in order for the Township to determine the appropriateness of the request. Where technical references or support data are given, the request form shall be signed and sealed by the appropriate professional. Attach additional sheets as necessary.

<b>Checklist Item or Design Standard Reference</b>	<b>Explanation and Support Data for Waiver Request</b>	<i>Township Use Only</i> <i>Approved (A)</i> <i>Denied (D)</i>
	See enclosed Waiver and Variance Request List	

To: Hopewell Township Planning Board  
From: Sean Delany  
Date: June 26, 2024  
BCG File: 081391-01-001  
**Re:** Venue at Hopewell Residential Subdivision  
Waiver and Variance List

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**APPLICATION FOR PRELIMINARY AND FINAL MAJOR SUBDIVISION AND PRELIMINARY AND  
FINAL SITE PLAN  
FOR  
VENUE AT HOPEWELL RESIDENTIAL SUBDIVISION  
Hopewell Township, Mercer County, New Jersey**

**Prepared for:  
US Home, LLC (dba Lennar)  
2465 Kuser Road, Third Floor  
Hamilton, NJ 08690**

**WAIVER and VARIANCE REQUEST LIST**

**Preliminary Major Subdivision Checklist**

**Administrative**

*Item 20: Consistency with Wastewater Management Plan of the Township of Hopewell.*

The property is currently in the process of being added to the Sanitary Sewer Service Area for ELSA. Until the site is added, the project is not consistent with the Township's Wastewater Management Plan.

**Final Major Subdivision Checklist**

**Administrative**

*Item 11: Signed copy of Preliminary Plans with Copy of Resolution of Approval.*

Preliminary and Final application being submitted simultaneously.

*Item 12: Certification that all conditions of preliminary major subdivision approval have been satisfied and that preliminary major subdivision plans have been signed and are on file with the Hopewell Township Planning Board.*

Preliminary and Final application being submitted simultaneously. Will comply as a condition of approval.

*Item 13: Letter from Postmaster of Post Office service proposed subdivision that street names are acceptable.*  
Preliminary and Final application being submitted simultaneously. Will provide as a condition of approval.

*Item 15: Proposed text of all deed restrictions, restrictions to be included in all contracts of sale and any other form of restriction imposed as part of the subdivision approval or to be imposed by the Developer.*  
Preliminary and Final application being submitted simultaneously. Will provide as a condition of approval.

## **Health**

*Item 4: Provision for temporary water and sewer to sales offices and construction offices.*  
Will provide as condition of approval.

## **Engineering**

*Item 2: An estimate of all construction quantities for all on site improvements which shall be dedicated to the public or planned to be monitored by a Homeowners Associates.*  
Will provide as condition of approval.

*Item 3: An estimate of all construction quantities for all off-site or off-tract improvements required to be constructed as part of the approved preliminary major subdivision plan.*  
Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 4: Metes and bounds descriptions for right-of-way dedications, sight triangle easement, drainage, detention or conservation easements, and all other easements which shall be dedicated to the public or planned to be maintained by a Homeowners Association.*  
Preliminary and Final applications being submitted together. Will provide as condition of approval.  
Easements will also be shown on approved Subdivision Plat for recording with County Clerk.

*Item 7: A Developers Agreement approved and executed by the Hopewell township Committee.*  
Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 10: Block and Lot Numbers approved by the Tax Assessor.*  
Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 11: Copies of all Federal, State, County and Local permits obtained as part of Preliminary Aprvoal.*  
Preliminary and Final applications being submitted together. Will provide as condition of approval.

## **Planning**

*Item 1: Compliance with any and all conditions of preliminary major subdivision approval.*  
Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 3: A Developers Agreement approved and executed by the Hopewell township Committee.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 5: Block and Lot Numbers approved by the Tax Assessor.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 6: Copies of all Federal, State, County and Local permits obtained as part of Preliminary Approval.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

### **Preliminary Major Site Plan Checklist**

#### **Administrative**

*Item 20: Consistency with Wastewater Management Plan of the Township of Hopewell.*

The property is currently in the process of being added to the Sanitary Sewer Service Area for ELSA. Until the site is added, the project is not consistent with the Township's Wastewater Management Plan.

#### **Health**

*Item 10: Proof of submission of Treatment Works permit applications.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

### **Final Major Site Plan Checklist**

*Item 11: Signed copy of Preliminary Plans with Copy of Resolution of Approval.*

Preliminary and Final application being submitted simultaneously.

*Item 12: Certification that all conditions of preliminary major subdivision approval have been satisfied and that preliminary major subdivision plans have been signed and are on file with the Hopewell Township Planning Board.*

Preliminary and Final application being submitted simultaneously. Will comply as a condition of approval.

#### **Health**

*Item 1: Compliance with any and all conditions of preliminary major site plan approval.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 3: Proof of submission of Treatment Works permit applications.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

#### **Engineering**

*Item 1: Compliance with any and all conditions of preliminary major site plan approval.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 3: An estimate of all construction quantities for all on site and off-tract improvements to public property or improvements which shall be dedicated to the public or planned to be monitored by a Homeowners Associates.*

Will provide as condition of approval.

*Item 4: Metes and bounds descriptions for right-of-way dedications, sight triangle easement, drainage, detention or conservation easements, and all other easements which shall be dedicated to the public or planned to be maintained by a Homeowners Association.*

Preliminary and Final applications being submitted together. Will provide as condition of approval. Easements will also be shown on approved Subdivision Plat for recording with County Clerk.

*Item 6: A Developers Agreement approved and executed by the Hopewell township Committee.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 9: Block and Lot Numbers approved by the Tax Assessor.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 10: Copies of all Federal, State, County and Local permits obtained as part of Preliminary Aprvoal.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

## **Planning**

*Item 1: Compliance with any and all conditions of preliminary major subdivision approval.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 4: A Developers Agreement approved and executed by the Hopewell township Committee.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 7: Block and Lot Numbers approved by the Tax Assessor.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

*Item 8: Copies of all Federal, State, County and Local permits obtained as part of Preliminary Aprvoal.*

Preliminary and Final applications being submitted together. Will provide as condition of approval.

## **Design Waivers**

### **Section 17-81 Curbs**

#### a. Regular Curbs:

Waiver to provide granite block curb, both vertical and mountable where concrete curb is required.

### **Section 17-82.13 Design of Runoff Collection System**

a.2. – HDDE pipe shall not be used in ROW's to be dedicated to Hopewell Township. Wavier requested to allow HDPE to be installed with ROW if needed.

### **Section 17-83 Driveways**

b. That portion of a driveway which serves a residence shall not have a grade of more than 5%.

Waiver requested to permit up to 7% due to existing topography onsite

### **Section 17-105 Sight Triangles**

The sight points shall be the following distance from the intersection: 50 feet on a primary or secondary local street.

Wavier requested to follow AASHTO sight distance requirements at intersections.