



**TOWNSHIP of HOPEWELL
MERCER COUNTY**

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

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

**REPORTS AND SUPPORTING
DOCUMENTS**



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: <i>APRIL 15, 2025</i>	
Block: 88	Lot: 5.01, 17 & 42
Property Address: 2377 Pennington Rd / 3 Drake Lane	
Name of Project: Major Site Plan at 2377 Pennington Rd	
Name of Applicant: Mavian Arbizu	

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.

Checklist Item or Design Standard Reference	Explanation and Support Data for Waiver Request	Township Use Only Approved (A) Denied (D)
	See Schedule C, attached	



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

Important:

Attach this form to the front of checklist when filing application and initial here: TSC

INSTRUCTIONS FOR COMPLETION OF SUBMISSION CHECKLISTS

1. The checklist shall be completed by the applicant or its authorized representative and submitted with the application. This checklist shall be used in determining completeness or incompleteness of the application pursuant Hopewell Township's Land Use and Development Ordinance. The applicant is advised that failure to provide all data required on this checklist or failure to apply for the appropriate submission waivers will render the application incomplete.
2. Incomplete applications will not be deemed complete or scheduled for a hearing date.
3. Applicant to complete columns labeled Submitted and Waiver Requested only. Right column for Township Use Only.
4. All checklist items are considered applicable by the Board. Where the Applicant considers an item not applicable (N/A), the applicant shall request a waiver "W" for the item and complete the Checklist Submission Waiver and Design Waiver Request Form with a detailed explanation for the waiver request. Any item designated as "Not Applicable" (N/A) shall not be recognized by the Board and the item(s) shall be considered incomplete, if not provided.
5. All references to chapters, sections, subsections, etc. refer to the Revised General Ordinances of the Township of Hopewell, latest revision, unless otherwise noted. For submission purposes, where a conflict in references occurs, the most restrictive shall apply.
6. All design waivers are to be requested in writing and listed on the Checklist Submission Waiver and Design Waiver Request Form. Design waivers will be acted upon by the Board.

TOWNSHIP OF HOPEWELL

PRELIMINARY SITE PLAN CHECKLIST

Applicant's Name: Mavian Arbizu (Owner/Applicant)

Site Block and Lot: Block 88, Lots 5.01 and 17 642

Site Address: 2377 Pennington Road / 3 Drake Lane

Signature and Name of Person Preparing Checklist: 
TREVOR J. COOPER, Esq.
 Name STEVENS & LEE

APRIL 15, 2015
 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>
	Submit one hard copy and pdf of required documents for Completeness Determination.		
<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.	3	
<input checked="" type="checkbox"/>	3. Payment of Required Fees.		
<input checked="" type="checkbox"/>	4. Completed Escrow Agreement.	3	
<input checked="" type="checkbox"/>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	3	
<input checked="" type="checkbox"/>	6. Completed Consent to Entry Form.	3	
<input checked="" type="checkbox"/>	7. Completed Preliminary Site Plan Checklist.	3	
<input checked="" type="checkbox"/>	8. Completed "Design Waiver Request" form.	3	
<input checked="" type="checkbox"/>	9. Certificate of Ownership.	3	
<input checked="" type="checkbox"/>	10. Tree Survey Plan.	3	
<input checked="" type="checkbox"/>	11. Site Plan(s) folded, collated, bound, signed, and sealed.	3 full size and 15 to-scale half size	
<input checked="" type="checkbox"/>	12. Traffic Analysis - collated, bound, signed, and sealed.	3	

<u>Appl. Use Only</u>		<u>Copies Required</u>	<u>Twp Use Only</u>
<u>WR</u>	13. Environmental Impact Assessment accompanied by a completed Environmental Impact Assessment checklist.	3	—
<u>WR</u>	14. Storm water management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	3	—
<u>WR</u>	15. Completed Fiscal Impact Data Sheet.	3	—
<u>WR</u>	16. Well Water Supply Evaluation - collated, bound, signed and sealed.	3	—
<u>WR</u>	17. Existing Septic System Certification - signed and sealed.	3	—
<u>WR</u>	18. Water Quality Test Reports by NJDEP certified laboratory for existing on-site wells and test wells.	3	—
<u>WR</u>	19. Soil Test Reports collated, bound, signed and sealed.	3	—
<u>WR</u>	20. Consistency with Wastewater Management Plan of the Township of Hopewell.	3	—
<u>WR</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.	3	—
<u>WR</u>	22. Submission of a wetlands report and wetlands delineation.	3	—
<u>WR</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.	3	—
		3	—

Health

<u>Appl. Use Only</u>		<u>Twp Use Only</u>
<u>X</u>	1. Location of all existing sewage disposal systems on-site and within 200 feet of the boundary of the entire tract.	—
<u>WR</u>	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.	—
<u>WR</u>	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).	—
<u>WR</u>	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.	—

WR 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.

WR 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.

WR 7. Submission of well water supply evaluation pursuant to Chapter 16.

WR 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.

WR 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.

WR 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

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'

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

WR c. Environmental Inventory Maps: 1" = 200'

WR 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.

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

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

X 5. A north arrow with reference meridian.

X 6. A legend identifying symbols and drafting techniques used.

X 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.

WR 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.

X 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.

X 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.

WR 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 comers 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.

WR 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.

WR 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.

WR 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.

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

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

WR 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.

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

WR 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.

WR 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.

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

WR 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.

WR 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.

WR 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.

WR 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.

X 21. Compliance with approved General Development Plan.

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

WR 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.

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

Landscaping and Lighting

<u>WR</u> 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. _____
<u>WR</u> 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. _____
<u>WR</u> 3.	Proposed trees, shrubs, groundcovers, and vegetative plants with key, detailing the following information: <ul style="list-style-type: none"> a. Proposed plant names, both common and scientific. _____ b. Proposed plant sizes in caliper, height, and/or width at the time of installation. _____ c. Type of nursery stock, (i.e. balled and burlapped or container) and size planting. _____ d. Proposed plant spacing and any other comments relating to installation. _____ e. Planting notes, including a specification that the plants shall conform to the American Standard for Nursery Stock, latest revision. _____ f. Delineation showing which areas are to be irrigated. _____
<u>WR</u> 4.	Landscape maintenance specifications. _____
<u>WR</u> 5.	Planting details conforming with current horticultural practices. _____
<u>WR</u> 6.	Pedestrian and bicycle circulation systems, including width proposed and materials. _____
<u>WR</u> 7.	Outdoor pedestrian spaces with landscape architectural elements detailed. _____

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

TOWNSHIP USE ONLY

Application Reviewed By: _____ Date: _____

Recommendation: _____ complete/incomplete

TOWNSHIP OF HOPEWELL

FINAL SITE PLAN CHECKLIST

Applicant's Name: Mavian Arbizu (Owner/Applicant)

Site Block and Lot: Block 88, Lots 5.01, and 17 642

Site Address: 2377 Pennington Rd / 3 Drake Lane

Signature and Name of Person Preparing Checklist:


TREVOR J. COOPER, Esq.
 Name

APRIL 15, 2023
 Date Signed

STEVENS & LEE

All documents must be submitted in hard copy and pdf.

Administrative

<u>Appl. Use Only</u>		<u>Hard Copies Required</u>	<u>Twp Use Only</u>
	Submit one hard copy and pdf of documents and plans for Completeness Determination.		
<input checked="" type="checkbox"/>	1. Submitted within published "window for submission."		
<input checked="" type="checkbox"/>	2. Completed Application Forms, including Corporation or Partnership Disclosure Affidavit.	3	
<input checked="" type="checkbox"/>	3. Payment of Required Fees.		
<input checked="" type="checkbox"/>	4. Completed Escrow Agreement.	3	
<input checked="" type="checkbox"/>	5. Receipt of Taxes Paid for current tax quarter from Tax Collector.	3	
<input checked="" type="checkbox"/>	6. Completed Consent to Entry Form.	3	
<input checked="" type="checkbox"/>	7. Completed Final Site Plan Checklist.	3	
<input checked="" type="checkbox"/>	8. Completed "Design Waiver Request" form.	3	
<input checked="" type="checkbox"/>	9. Certificate of Ownership.	3	
<input checked="" type="checkbox"/>	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>	
<input checked="" type="checkbox"/>	11. Copy of resolution of Preliminary Site Plan approval.	3	
<input checked="" type="checkbox"/>	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.	3	

*Appl.
Use
Only*

*Hard Copies
Required*

*Twp
Use
Only*

WR 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

WR 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

*Appl.
Use
Only*

*Twp
Use
Only*

Health

WR 1. Compliance with any and all conditions of preliminary site plan approval and the preliminary site plan checklist.

WR 2. Final septic system design criteria and grading shown on "Sewage Disposal and Water Supply Plan."

WR 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.

Engineering

WR 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.

WR 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.

WR 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.

WR 4. Metes and bounds descriptions for all right-of-way dedications, sight triangle easement; drainage; detention; or conservation easements; and common driveway easements.

WR 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.

WR 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.

App. Use Only	Twp Use Only
<u>X</u>	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.
<u>WR</u>	8. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.
<u>X</u>	9. Block and Lot numbers approved by Tax Assessor.
<u>WR</u>	10. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.
<u>WR</u>	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:
<u>WR</u>	a. Manufacturer's catalog cuts, indicating lamping and including all accessory components.
<u>WR</u>	b. Photometric report with graphic candela illustrating vertical distribution from nadir to 180 degrees.
<u>WR</u>	c. Lamp catalog cut sheet indicating wattage. For reflector lamps, PAR and MR, also include beam distribution angles.
<u>WR</u>	12. Lighting Plan: Scale of plan shall not be greater than 1" = 50'. Plan shall include:
<u>WR</u>	a. Initial horizontal illumination levels indicated on a maximum grid spacing of 10'.
<u>WR</u>	b. Maintained horizontal illumination levels indicated on a maximum grid spacing of 10'.
<u>WR</u>	c. Location and mounting height for each fixture.
<u>WR</u>	d. Schedule of operation and method used to control each fixture.
<u>WR</u>	13. Calculation summary to include:
<u>WR</u>	a. Minimum maintained horizontal illumination (fc).
<u>WR</u>	b. Average maintained horizontal illumination (fc).
<u>WR</u>	c. Maximum maintained horizontal illumination (fc).
<u>WR</u>	d. Maximum-to-minimum Uniformity Ratio.
<u>WR</u>	e. Maintained vertical illumination at 5' above grade, facing inward at parking lot perimeter where minimum horizontal illuminance occurs (fc).
<u>WR</u>	f. Maximum maintained vertical illumination at 5' above grade of property line (fc).
<u>WR</u>	g. Average maintained vertical existence of signage (fL).
<u>WR</u>	h. Average initial horizontal illumination (fc).

Planning

- WR 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.
- WR 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.
- WR 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.
- WR 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.
- 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.
- WR 6. All project identification sign sizes, mounting details, lighting, and lettering type and sizes.
- X 7. Block and Lot numbers approved by Tax Assessor.
- WR 8. Copies of all Federal, State, County and local permits obtained as part of preliminary approval.

TOWNSHIP USE ONLY

Application Reviewed By: _____ *Date:* _____

Recommendation: _____ *complete/incomplete:* _____

Stevens & Lee

Mavian Arbizu (Owner/Applicant)
Prelim/Final Site Plan with Use and Bulk Variances

2377 Pennington Rd / 3 Drake Lane
Block 88; Lots 5.01, 17, 42; SI Zone

SCHEDULE C

Explanations of and Requests for Checklist Waivers

Preliminary Site Plan Checklist

REFERENCE	STATUS	EXPLANATION
Administrative		
9	WR	This item is not applicable because the Applicant is an individual.
10	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
12	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
13	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
14	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
15	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
16	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
17	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
18	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
19	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
20	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
21	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
22	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
23	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
Health		
2-10	WR	Temporary waivers are requested from these requirements to permit the Applicant to supplement the submission with these items.
Engineering		
4b.	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
4c.	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.

Stevens & Lee

Mavian Arbizu (Owner/Applicant)
Prelim/Final Site Plan with Use and Bulk Variances

2377 Pennington Rd / 3 Drake Lane
Block 88; Lots 5.01, 17, 42; SI Zone

4d.	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
4g.	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
8	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
11	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
12	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
13	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
14	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
15	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
16	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
18	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
19	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
22	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
23	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
Planning		
4	WR	This item is not applicable because no changes to the existing structures are proposed.
7	WR	This item is not applicable because the buildings on the Property do not meet the preservation criteria.
8	WR	This item is not applicable because no affordable units are located on site.
9	WR	No stream corridor is located on or near the Property.
10	WR	No cultural features, historic sites or critical view sheds are located onsite.
Landscaping and Lighting		
1-13	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with these items.
WR = Waiver Requested		

Stevens & Lee

Mavian Arbizu (Owner/Applicant)
Prelim/Final Site Plan with Use and Bulk Variances

2377 Pennington Rd / 3 Drake Lane
Block 88; Lots 5.01, 17, 42; SI Zone

Final Site Plan Checklist

REFERENCE	STATUS	EXPLANATION
Administrative		
9	WR	This item is not applicable because the Applicant is an individual.
11	WR	Preliminary and final site plan approval are sought simultaneously.
12	WR	Preliminary and final site plan approval are sought simultaneously.
13	WR	This item is not applicable because no subdivision is proposed.
14	WR	This item is not applicable because no subdivision or new improvements are proposed.
Health		
1	WR	A waiver is requested because this application seeks preliminary and final site plan approval simultaneously.
2	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
Engineering		
1	WR	A waiver is requested because this application seeks preliminary and final site plan approval simultaneously.
2	WR	A waiver is requested because no changes to the buildings are proposed.
3	WR	A waiver is requested because no new improvements are proposed.
4	WR	
5	WR	A waiver is requested because the Project will not be completed in phases.
6	WR	A waiver is requested because no new improvements are proposed.
8	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
10	WR	A waiver is requested because preliminary and final site plan approval are sought simultaneously with application to other reviewing authorities.
11	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
12	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
13	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
Planning		
1	WR	A waiver is requested because this application seeks preliminary and final site plan approval simultaneously.

Stevens & Lee

Mavian Arbizu (Owner/Applicant)
Prelim/Final Site Plan with Use and Bulk Variances

2377 Pennington Rd / 3 Drake Lane
Block 88; Lots 5.01, 17, 42; SI Zone

2	WR	A waiver is requested because no changes to the buildings are proposed.
3	WR	A waiver is requested because no new improvements are proposed.
4	WR	A waiver is requested because no new improvements are proposed.
6	WR	A temporary waiver is requested to permit the Applicant to supplement the submission with this item.
8	WR	A waiver is requested because preliminary and final site plan approval are sought simultaneously with application to other reviewing authorities.

WR = Waiver Requested

Stevens & Lee

510 Carnegie Center Drive, Suite 400
Princeton, NJ 08540
(609) 243-9111
www.stevenslee.com

T: (609) 243-6420
F: (610) 371-7950
kevin.moore@stevenslee.com

January 21, 2026

BY FEDERAL EXPRESS

Hopewell Township Zoning Board of Adjustment
201 Washington Crossing-Pennington Rd
Lower Level
Titusville, New Jersey 08560
Attn: Jamie Bolles, Zoning Secretary

Re: Submission of Revised Plans & Materials

File No. ZBA 25-09

Bifurcated Site Plan Application with Use and Bulk Variances

Property: 2377 Pennington Rd & 3 Drake Lane; Block 88, Lots 5.01, 17 & 42; SI Zone
Applicant/Owner: Mavian Arbizu

Dear Ms. Bolles:

This office continues to represent the owner-applicant Mavian Arbizu in connection with the above-described application. The Applicant has worked to address the comments raised by Mr. James Bash, PE of Van Cleef Engineering, in his Engineering Review #1 memorandum dated April 24, 2025. This includes a submission to the New Jersey Department of Environmental Protection ("NJDEP"), which has been deemed administratively complete and is undergoing technical review. A point-by-point response to this memo is included at the end of this letter.

For this submission, please find enclosed the following materials:

1. Development Application with Schedules A and B, attached. Schedule B has been revised to reflect the additional variances raised in Van Cleef Engineering's Engineering Review #1 dated April 24, 2025.
2. Site plan set entitled "Major (Bifurcated) Site Plan with Use Variance Prepared for Lots 5.01, 17 & 42 in Block 88, Situated in the Township of Hopewell, Mercer County, New Jersey," prepared by David J. Schmidt, P.E. (NJ Lic. No. 39409) of D.S. Engineering, P.C., P.O. Box 792, Rocky Hill, New Jersey 08553, dated April 8, 2025, and revised January 12, 2026, consisting of nine (9) sheets:
 - a. Sheet 1, Cover Sheet;
 - b. Sheet 2, Existing Conditions Plan – 2012;
 - c. Sheet 3, Existing Conditions Plan – 2025;
 - d. Sheet 4, Site Plan;

PENNSYLVANIA | NEW JERSEY | DELAWARE | NEW YORK | RHODE ISLAND | FLORIDA

A PA Professional Corporation, Thomas B. Lewis, NJ Managing Attorney

Stevens & Lee

January 21, 2026

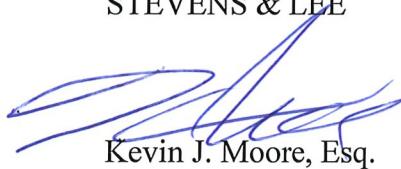
Page 2

- e. Sheet 5, Grading Plan;
- f. Sheet 6, Landscape & Lighting;
- g. Sheet 7, Soil Erosion and Sediment Control Plan;
- h. Sheet 8, Construction Details; and
- i. Sheet 9, New Jersey Department of Transportation.

Digital versions of these materials will be provided via email. If you have any questions or concerns regarding this application, please do not hesitate to contact my office.

Very truly yours,

STEVENS & LEE



Kevin J. Moore, Esq.

KJM:tc

Enclosures

cc: Client (via email)
Trevor J. Cooper, Esq. (trevor.cooper@stevenslee.com)
Brianna N. Burgess (brianna.burgess@stevenslee.com)
David J. Schmidt, P.E. (dave@dsepc.com)

Stevens & Lee

January 21, 2026
Page 3

POINT RESPONSE MEMORANDUM
to
Van Cleef Engineering, Engineering Review #1, dated April 24, 2025

V.A. The project has created over 0.25 acres of impervious surface and has disturbed over an acre of land. Therefore, it meets the definition of Major Development and requires stormwater management measures be implemented.

Acknowledged. The Site Plan has been revised to show the extent of impervious surfaces intended to be removed and the stormwater management basins proposed. Additionally, soil tests have been performed. Please see Sheet 4 of Site Plans revised January 12, 2026, submitted herewith. Applicant is requesting bifurcated site plan review and will provide detailed stormwater management designs for site plan review. However, Applicant's proposed removal of certain existing gravel areas would reduce impervious coverage on Lot 5.01 from 82.02% to 61.22%, where a maximum of 50% is permitted. A bulk variance is requested.

V.B. Zoning table doesn't provide accurate setbacks. The zoning table shall be revised to provide exact numbers.

The zoning table has been revised to comply with this comment. Please see Sheets 1 and 4 of Site Plans revised January 12, 2026, submitted herewith.

V.C. A Shabakunk Creek tributary system is located in the rear of Lot 42 and shall be shown on the plans. The plan shall show the location of the top and bottom of bank and its associated riparian zone.

The Site Plan has been revised to comply with this comment. Please see Sheets 2, 3 and 4 of Site Plans revised on January 12, 2026, submitted herewith. Please be advised that Shabakunk Creek is a non-trout water system, and thus a fifty-foot (50FT) riparian buffer is assumed and provided pending confirmation by NJDEP.

V.D. Wetlands are present on lots 17 and 42. Wetland transition areas shall be shown on the plans.

A freshwater wetland transition area of fifty feet (50FT) is now provided pending confirmation by NJDEP. Please see Sheets 2, 3 and 4 of Site Plans revised January 12, 2026, submitted herewith.

Stevens & Lee

January 21, 2026
Page 4

V.E. Past aerial imagery shows trees that appear to have been removed for the placement of millings. It shall be confirmed that all requirements set forth in Hopewell ordinance section 12-4 have been met. If required a tree replacement plan shall be prepared and provided for review. Additionally, testimony shall be provided.

Acknowledged. Applicant has updated the 2012 Existing Conditions Plan to show the then-existing trees, all of which have been removed. The Applicant has added a Landscape Plan including tree mitigation. Please see Sheets 2 and 6 of Site Plans revised January 12, 2026, submitted herewith.

V.F. A soil erosion and sediment control plan has not been provided. A SESC plan shall be provided for review.

A soil erosion and sediment control plan with soil erosion details is provided with this submission. Please see Sheets 5 and 7 of Site Plans revised January 12, 2026, submitted herewith.

V.G. The project site will require NJDEP approvals. A Fresh Water Wetlands Letter of Interpretation and Transition Area Waiver shall be obtained and provided as a condition of approval.

The Project was submitted to NJDEP for a Wetland LOI on June 10, 2025, and was shortly thereafter deemed complete. As of December 2025, the applicant remains administratively complete and is undergoing technical review pending a site inspection by NJDEP.

VI. Required Outside Approvals.

1. Mercer County Soil Conservation District.

Acknowledged. Applicant will comply.

2. New Jersey Department of Environmental Protection.

Acknowledged. Applicant will comply and has taken steps to address this. Please see response to Comment V.G above.

3. Delaware & Raritan Canal Commission.

Acknowledged. Applicant will comply.