

BACKGROUND

- **2002** Township wide downzoning ordinances adopted and Master Plan created; 24 landowners sue the Township, including Kooltronic, Trap Rock, Merrill Lynch
- **2005** Hopewell Township Committee (HTC) negotiates Kooltronic settlement agreement; no opposition by Stony-Brook Millstone Watershed Association (SBMWA) or Sourland Planning Council
- **2005** Adoption of Hamlet zoning by Planning Board (PB) and HTC; no opposition by SBMWA or Sourland Planning Council
 - *2001: Adopted State Development and Redevelopment Plan (State Plan) promotes the direction of growth in Planning Area 4 (the “rural Planning Area”) toward centers, including Villages and Hamlet. State Plan sets forth Policy Objectives for each Planning Area:*
 - *Land Use: Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers*
 - *Housing: Provide for a full range of housing choices primarily in Centers*
 - *Redevelopment: Encourage appropriate redevelopment in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs*

BACKGROUND

2008 Pennytown purchased to accommodate 70 Affordable Housing (AH) units; SBMWA questions availability of on-site water, sewerage; Studies demonstrate sufficient water and sewerage capacity available on site; purchase price reduced to help fund wastewater plant upgrades

2009 Marshalls Corner/Pennytown (MC/P) Redevelopment zone adopted by PB and HTC; no opposition by SBMWA or Sourland Planning Council

2009 HTC establishes MC/P Task Force; members include neighboring residents, representatives of Hopewell Township boards

2010 –2012 MC/P Task Force holds monthly public meetings to develop guidelines for re-development zone

2011 HTC adopts \$250,000 ordinance to conduct MC/P studies to be repaid by developer

2011 MC/P Task Force presents guidelines to HTC

December 2011 HTC stops work on water, sewerage, traffic studies. Moves forward with creation of conceptual drawings based on MC/P Task Force guidelines

April 2012 Conceptual drawings presented at joint HTC/PG meeting at CHS

Summer 2012 HTC moves forward with water, sewerage, traffic, fiscal impact studies based on MC/P guidelines

January 2013 HTC ratifies timeline for MC/P Go/No Go decision

2013 Friends of Marshalls Corner created with input from SBMWA and Sourland Council

DISCUSSION

Redevelopment Concept:

- Integrate affordable units amongst market rate units
 - Township criticized at time of Pennytown acquisition for grouping all 70 affordable units together
 - Cost of construction could become redeveloper responsibility
- Avoid duplication of infrastructure
 - Cost benefit derived by combining sewer and water infrastructure
- Create a Center
 - Task Force Created to explore possibilities/concepts

UNIT COUNTS

- **Pennytown**
 - 70 affordable units
- **Kooltronic**
 - Maximum of 255 units based upon 85 acre area for Hamlet at 3 units per acre
 - Maximum of 14 units for base zone. In order to achieve maximum density Requires land preservation.
 - 1 additional unit credit for each 7 acres preserved in MRC
 - 1 additional unit credit for each 3 acres preserved in VRC
- **Redevelopment**
 - 228 units on Kooltronic
 - 122 units on Pennytown
 - 350 units total - *70 Affordable units integrated throughout both sites*
 - **70 + 255 = 325 units under independent development scenario.**
 - **228 + 122 = 350 units under redevelopment scenario.** At 350 units, the ratio of affordable to market rate is 20%. It has been found that 20% affordable is an empirical relationship that exists in successful developments where affordable housing is integrated

Sourland Mountain Special Resource Area

*Comprehensive Management Plan
November 2009*

Legend

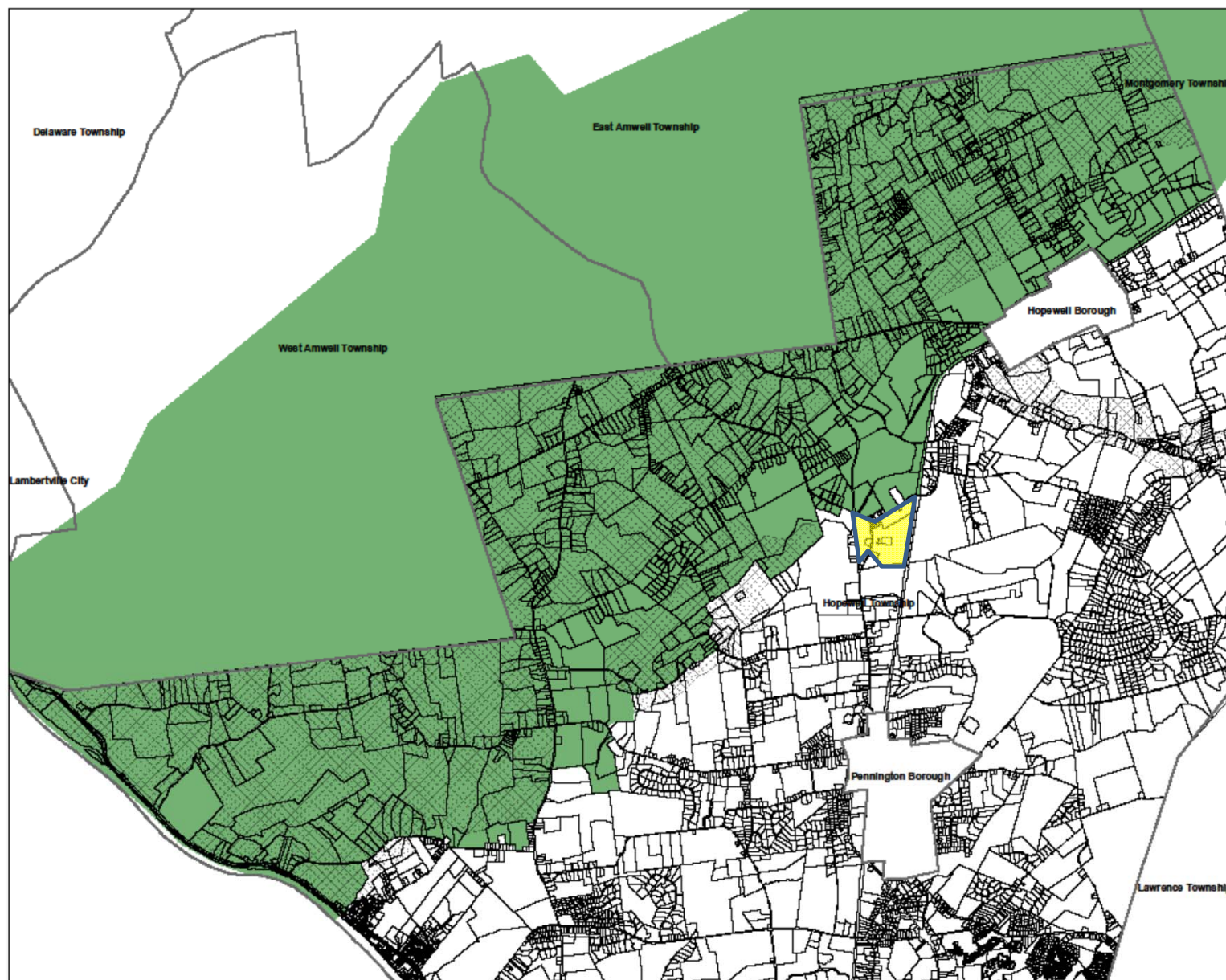
-  Municipal Boundaries
-  Hopewell Township MRC Zone
-  Draft Special Resource Area

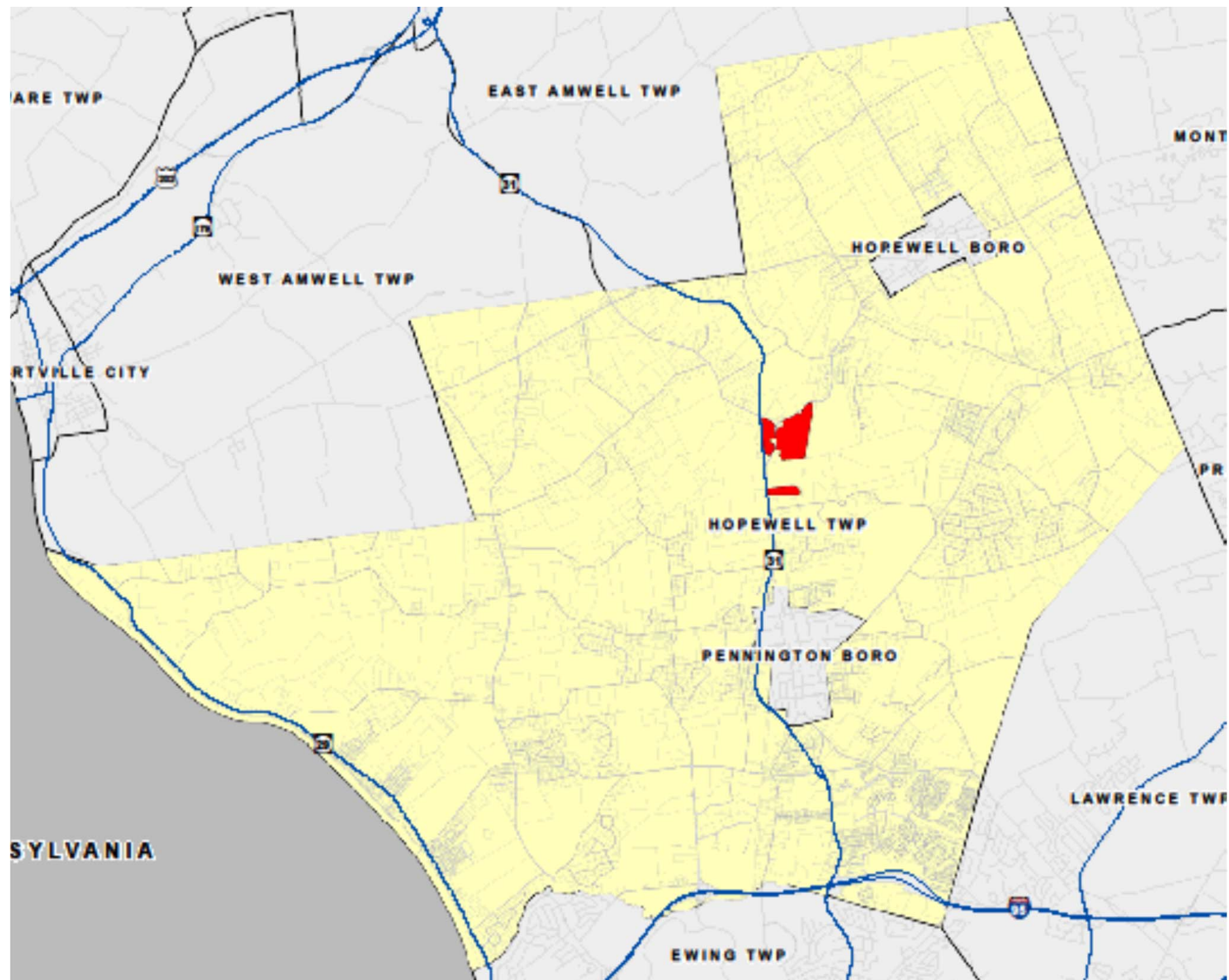


*Data Sources:
NJDEP Municipal Boundaries
Mercer County*

This map was developed using New Jersey Department of
Environmental Protection Geographic Information System
digital data, but this secondary product has not been NJDEP
verified and is not State-authorized.

BANISCH
ASSOCIATES INC.
Planning & Design





Pennytown Site (±28 AC)

March 14, 2012

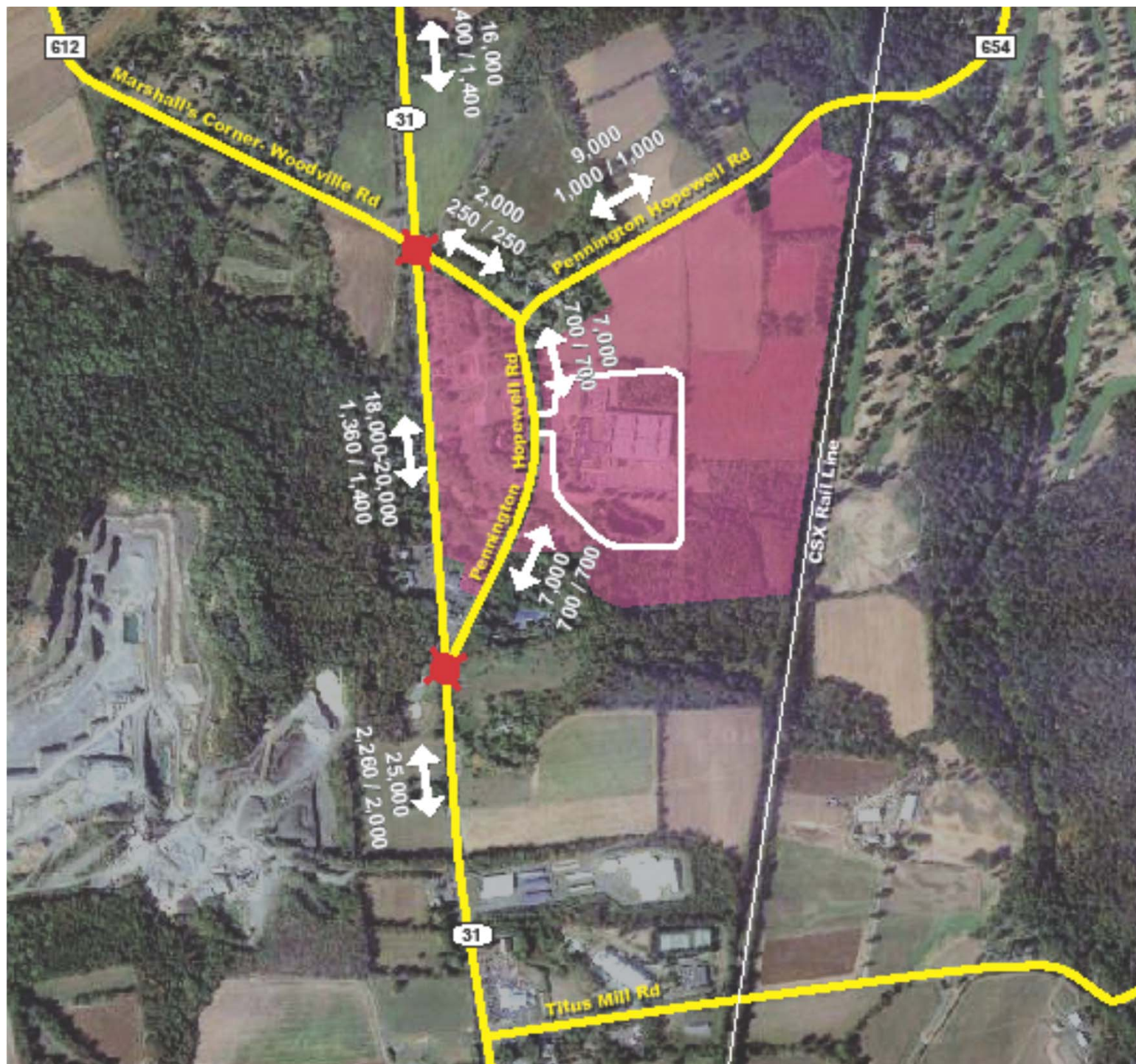


Table II
Additional Redevelopment Traffic
Marshall's Corner/Pennytown Redevelopment

	AM Peak Hour			PM Peak Hour		
Intersections	Existing (2011)	Added Development Traffic	%	Existing (2011)	Added Development Traffic	%
C.R. 654 / C.R. 612	972	66	7%	949	108	11%
C.R. 612 / N.J. Route 31	1648	74	4%	1602	117	7%
C.R. 654 / N.J. Route 31	2096	221	10%	1930	372	16%
	AM Peak Hour			PM Peak Hour		
C.R. 654 Road Segments	Existing (2011)	Added Development Traffic	%	Existing (2011)	Added Development Traffic	%
North of Site	956	73	8%	936	116	12%
Between 'Primary St.' & C.R. 612	755	55	7%	723	88	12%
South of Kooltronic Dr.	712	93	13%	680	108	16%
Between 'Park Dr' & N.J. Route 31	745	157	21%	606	250	41%

HVRSD Impact

- Added Overall Population
 - If separate developments: 778
 - If joint development: 775
- Added Public School Students
 - If separate developments: 121
 - If joint development: 97
- Estimated School Revenues & Expenditures
 - Revenues (est.)
 - If separate developments: \$1,814,500
 - If joint development: \$1,849,500
 - Expenses (est.)
 - If separate developments: \$1,464,100
 - If joint development: \$1,173,700
- Net Fiscal Impacts to School District
 - If separate developments: \$350,400
 - If joint development: \$675,800
- March 2013 letter from Superintendent Tom Smith to Hopewell Township Committee regarding his review of the Pennytown Fiscal Impact Study:
 - The district is expected to continue our enrollment decline for at least the next four years from a high of over 4,000 students to approximately 3,400. This figure does not include any increases resulting from the revised Pennytown Development.
 - Assuming the Pennytown Development is built and the construction takes place over a period of years; new enrollments should be offset by the current decline.
 - If planned carefully, the need to hire new staff or increase class sizes should be mitigated, and may result in a decrease in our planned staff reductions.

Water Options

Wells:

- **For Redevelopment Project**
 - Use on-site well at Kooltronic combined with on-site well at Pennytown.
 - Additional wells required to be drilled for redundancy.
 - Provide connections for residents in Marshalls Corner.
- **For Stand Alone Pennytown project**
 - Use on-site well at Pennytown.
 - Provide connections for residents in Marshalls Corner.
- **For Stand Alone Kooltronic project**
 - On-site well at Kooltronic combined with on-site well at Pennytown OR use on-site well at Kooltronic with additional wells to be drilled on Kooltronic site
 - Additional wells required to be drilled for redundancy.

Public Utility Water:

- **For Redevelopment Project**
 - New Jersey American has provided a “will serve” letter to Kooltronic indicating it will provide water to the redevelopment area.
 - Upgrades to NJ American system required.

For Stand Alone Pennytown project

- Not feasible to construct New Jersey American Water extension for Pennytown as a stand-alone project.
- May connect to New Jersey American Water if Kooltronic extends to Marshalls Corner.

For Stand Alone Kooltronic project

- New Jersey American has provided a “will serve” letter to Kooltronic indicating it will provide water to the redevelopment area.
- Upgrades to NJ American system required.

Wastewater Options

For Redevelopment Project

- Use on-site treatment and disposal system at Kooltronic.
 - Baseline – on-site treatment and disposal on Kooltronic
 - Alternate #1 - on-site treatment and disposal on Kooltronic with on-site recycling
 - Alternate #2 – on-site treatment and disposal on Kooltronic with Golf Course reuse
 - Alternate #3 - on-site treatment and disposal, on-site recycling and Golf Course reuse
- Ownership and maintenance by Natural System Utilities or other utility
- Provide connections for residents in Marshalls Corner.

For Stand Alone Pennytown project

- Use on-site treatment and disposal system at Pennytown. (Limited to approx. 15,000 gallons per day)
 - Alternate #1 – On-site treatment and disposal on Pennytown with Golf Course reuse.
 - Alternate #2 - on-site treatment and disposal on Kooltronic.
 - Alternate #2A – on-site treatment and disposal on Kooltronic with Golf Course reuse
- Ownership and maintenance
 - By owner of affordable housing
 - By Natural System Utilities or other utility

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For Stand Alone Kooltronic project

- Use on-site treatment and disposal system at Kooltronic.
 - Alternate #1 - on-site treatment and disposal on Kooltronic with on-site recycling
 - Alternate #2 – on-site treatment and disposal on Kooltronic with Golf Course reuse
 - Alternate #3 - on-site treatment and disposal, on-site recycling and Golf Course reuse
- Ownership and maintenance by Natural System Utilities or other utility

QUESTIONS?