



**TOWNSHIP of HOPEWELL
MERCER COUNTY**

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

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

REVIEW REPORTS

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MEMORANDUM
(via email)

TO: Hopewell Township Planning Board
FROM: Mark Kataryniak, PE, Redevelopment Consultant
DATE: October 8, 2021
SUBJECT: **Completeness & Technical Review 1**
Preliminary & Final Major Subdivision
311 Pennington Rocky Hill Road
Block 46 Lot 8.01
RO1 Zoning District
Hopewell Township, New Jersey
FEI Project No.: 21HT205

Our office is in receipt of the following documents submitted in support of the referenced application:

- Hopewell Township Planning & Zoning Board Application, undated, received 10/4/2021
- Hopewell Township Preliminary Major Subdivision Checklist, dated 9/30/2021
- Hopewell Township Final Major Subdivision Checklist, dated 9/30/2021
- A February 20, 2015 letter issued by the State of New Jersey, Department of Environmental Protection, issuing a Freshwater Wetlands Letter of Interpretation, Line Verification, Number 1106-02-0004.2 FWW140001, along with plans identifying the wetlands and State Open Water entitled, "Plan Showing Freshwater Wetlands and State Open Water on Block 46, Lot 8.01, Prepared for Bristol-Myers Squibb Company Hopewell Campus Situated in Hopewell Twp. Mercer County, NJ", consisting of three sheets, dated October 1, 2014, last revised February 2, 2015, and prepared by Kenneth R. Raike of Van-Note Harvey Associates, Inc.
- A February 4, 2020 letter issued by the State of New Jersey, Department of Environmental Protection, issuing an extension of a previously issued Freshwater Wetlands Letter of Interpretation, Number 1106-02-0004.2 FWW190001, through February 19, 2025
- Plan entitled, "Overall ALTA/NSPS Land Title Survey of Lot 8.01, Block 46, Prepared for Lincoln Equities Group, LLC, situated in Hopewell Township, Mercer County, NJ", prepared by Kenneth R. Raike of Van-Note Harvey Associates, Inc., dated Rev 4 - 6/14/2021, and labeled Sheet 1 of 14
- Plans entitled, "Preliminary/Final Major Subdivision Plan of Block 46, Lot 8.01, prepared for BeiGene, Ltd., situated in Hopewell Township, Mercer Co., NJ", prepared

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by Kenneth R. Raike of Van-Note Harvey Associates, Inc., dated 9/29/2021, and containing two (2) sheets.

Nature of Application

The subject property is the site of the former Bristol Myers Squibb (BMS) campus, purchased by the Lincoln Equities Group, LLC in 2020 and recently renamed to be the Princeton West Innovation Campus at Hopewell. The site consists of a single lot, identified as Block 46 Lot 8.01 and comprising 432.698 acres, situated at the southwest corner of Pennington Rocky Hill Road and Titus Mill Road. The improvements on the property include a ring road in the north/northwesterly portion of the property that encircles the prior BMS campus buildings, parking areas, utility facilities, and supportive improvements. The east/southeasterly portion of the area within the ring road is primarily vacant and the primary focus of the subject application. The areas outside of the ring road within the boundaries of the property contain farmland, open space and a day care facility. Portions of the farmland and open space are contained within a number of restrictive easements for open space, greenway preservation and stream corridor protection. The ring road, the two access drives extending to Pennington Rocky Hill Road, and the one access drive extending to Titus Mill Road all constitute private roadways and are currently part of the overall Lot 8.01.

The portion of the subject property, consisting of the area bounded by the ring road, inclusive of the ring road and the access drives to the adjacent public streets, was identified as Redevelopment Area A and was the subject of a Redevelopment Plan, recently adopted by the Hopewell Township Committee under Ordinance Number 21-1761 on October 4, 2021.

The subject application proposes to subdivide a portion of Redevelopment Area A, and create an irregularly shaped parcel encompassing the majority of the undeveloped lands within Area A. The purpose of the subdivision is to facilitate a sale of lands between Lincoln Equities Group, LLS and BeiGene, Ltd., comprising 42.004 acres. The present subdivision application proposes no development. However, the newly created lot is intended to be developed by the contract purchaser, BeiGene, Ltd., with pharmaceutical research and manufacturing uses consistent with the recently adopted Redevelopment Plan.

The applicant has represented, through ongoing discussions during the preparation of the Redevelopment Plan, that the subject subdivision application is necessary to facilitate the sale of the intended portion of the property, and is being advanced prior to the other requirements stipulated in the Redevelopment Plan. The proposed subdivision is intended to be consistent with the Redevelopment Plan and the applicant intends to advance subsequent applications to meet the requirements of the Redevelopment Plan with respect to the required property configuration.

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The current application is limited to the creation of two new lots. Proposed Lot 8.012, containing 42.004 acres, located near the southeast portion of Redevelopment Area A within the ring road is intended for sale to BeiGene, Ltd. The balance of Lot 8.01, proposed as Lot 8.011, will comprise 390.694 acres, and will be retained by the current property owner. No construction is proposed on either of the two proposed lots.

Section VI.A of the Redevelopment Plan requires the entirety of Redevelopment Area A to be subdivided from the existing Lot 8.01 prior to any construction contemplated under the Plan. However, this Section also permits subdivision of lands within Area A at any time for ownership and/or financing purposes.

Checklist Waiver Request

The applicant has submitted the required checklists for Preliminary and Final Subdivision applications, and has requested a number of submission waivers due to the unique nature of the application.

Preliminary Major Subdivision Checklist

Item No(s)	Description	Comments
Administrative Subsection		
1 – 9	Items related to application forms and fees	All indicated as submitted. Defer to Community Development Office for confirming compliance.
10	Tree survey	Waiver requested. Recommend granting the submission waiver as the application proposes no construction or change of existing conditions.
11	Plan submission requirements	Indicated as submitted. Defer to Community Development Office for confirming compliance.
12-14	Analyses for traffic, environmental, and stormwater management	Waivers requested. Recommend granting the submission waivers as the application proposes no construction or change of existing conditions.
15	Fiscal Impact Data Sheet	Indicated as submitted. Defer to Community Development Office for confirming compliance.
16-19	Evaluations of well and septic facilities	Waivers requested. Recommend granting the submission waivers as the application proposes no construction or change of existing conditions.
20	Consistency with WWMP	Indicated as submitted. We concur with compliance.
21-22	Items related to Freshwater Wetlands	Indicated as submitted. We concur with compliance.
23	Utility company confirmation of easements	Waiver requested. Recommend granting the submission waiver as the application proposes no construction or change of existing conditions.
Engineering Subsection		

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Item No(s)	Description	Comments
1-3	General standards for plan format	Indicated as submitted. We concur with compliance.
4	Scale requirements for plans	Indicated a submitted, with waivers requested for sheets not submitted due to no change in existing conditions. We concur with the requested waivers since no physical changes are proposed, and the indicated sheets are not applicable.
5-9	Plan format and content requirements	Indicated as submitted. We concur with compliance.
10-19	Plan format and details related to proposed physical modifications of site features	Waivers requested. Recommend granting the submission waivers as the application proposes no construction or change of existing conditions.
20	Wetlands delineation	Indicated as submitted. We concur with compliance.
21	Traffic Impact Report	Waiver requested. Recommend granting the submission waiver as the application proposes no construction or change of existing conditions.
22	Compliance with all design standards of Land Use and Development Ordinance	Waiver requested. Recommend granting the submission waiver as the application proposes no construction or change of existing conditions, subject to the technical comments contained herein related to the design standards governing configuration of property.
23	Compliance with the General Development Plan	Checklist marked with an X. We recommend a submission waiver be granted. The GDP did not include subdivision of the property and multiple ownership at its adoption. Subdivision is permissible through recent changes to the RO1 Zoning District.
24-25	Delineation of streams and corridor buffers	Indicated as waivers. Recommend granting the submission waivers as the application proposes no construction or change of existing conditions.
Planning Subsection		
1-2	Plan detail requirements	Indicated as submitted. We concur with compliance.
3	Compliance with all design standards of Land Use and Development Ordinance	Waiver requested. Recommend granting the submission waiver as the application proposes no construction or change of existing conditions, subject to the technical comments contained herein related to the design standards governing configuration of property.
4	Compliance with the General Development Plan	Checklist marked with an X. We recommend a submission waiver be granted. The GDP did not include subdivision of the property and multiple ownership at its adoption. Subdivision is permissible through recent changes to the RO1 Zoning District.

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Item No(s)	Description	Comments
5-8	Items related to conforming with stream corridors, historic preservation and affordable housing requirements.	Waivers requested. Recommend granting the submission waivers as the application proposes no construction or change of existing conditions, subject to the technical comments contained herein related to the design standards governing configuration of property.
Landscaping and Lighting Subsection		
1-8	Plan details related to existing trees, proposed plantings and proposed lighting design	Indicated as waivers. Recommend granting the submission waivers as the application proposes no construction or change of existing conditions.

Final Major Subdivision Checklist

Item No(s)	Description	Comments
Administrative Subsection		
1 – 10	Items related to application forms and fees	All indicated as submitted. Defer to Community Development Office for confirming compliance.
11-12	Items related to compliance with preliminary subdivision approval.	Waivers requested. Recommend granting the submission waivers as the preliminary and final applications are submitted concurrently.
13	Post Office confirmation of street names	Waiver requested. Recommend granting the submission waiver as the application proposes no construction or change of existing conditions or construction of new streets.
14	Utility company confirmation of easements	Waiver requested. Recommend granting the submission waiver as the application proposes no construction or change of existing conditions.
15	Text of Deed Restrictions	Waiver requested. Recommend granting the submission waiver as the application proposes no construction or change of existing conditions.
Health Subsection		
We defer to the Township Health Department for assessment of compliance with these submission requirements.		
Engineering Subsection		
1	Items related to compliance with preliminary subdivision approval.	Waivers requested. Recommend granting the submission waivers as the preliminary and final applications are submitted concurrently.
2-5	Plan requirements related to on-site improvements	Waivers requested. Recommend granting the submission waivers as the application proposes no construction or change of existing conditions.
6	Submission requirements per Map Filing Law	Indicated as submitted. We concur with compliance.

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Item No(s)	Description	Comments
7-9	Plan requirements related to on-site improvements	Waivers requested. Recommend granting the submission waivers as the application proposes no construction or change of existing conditions.
10	Confirmation of Block and Lot Numbers approved by Tax Assessor.	All indicated as submitted. Defer to Community Development Office for confirming compliance.
11-12	Items related to proposed lighting and permitting	Waivers requested. Recommend granting the submission waivers as the application proposes no construction or change of existing conditions.
Planning Subsection		
1	Items related to compliance with preliminary subdivision approval.	Waivers requested. Recommend granting the submission waivers as the preliminary and final applications are submitted concurrently.
2-4	Plan requirements related to on-site improvements	Waivers requested. Recommend granting the submission waivers as the application proposes no construction or change of existing conditions.
5	Confirmation of Block and Lot Numbers approved by Tax Assessor.	All indicated as submitted. Defer to Community Development Office for confirming compliance.
6	Items related to proposed permitting	Waivers requested. Recommend granting the submission waivers as the application proposes no construction or change of existing conditions.

We recommend that the Community Development Office can find the application complete given the limited scope of establishing a single subdivided lot within the existing campus with no proposed construction or change in existing conditions on the property. The items related to plan details as indicated above will be necessary submission items at the time of any site plan application.

Technical Review

We note the following with respect to the plans submitted in support of the current Preliminary & Final Major Subdivision application.

A. Subdivision Plan, Sheet 1 of 2

1. The lot label for the property owned by the Stony Brook Regional Sewage Authority within the list of adjoining property owners should be corrected to Lot 19.01.
2. Block 404, Lot 2, labeled on the plan near the southwest corner of Lot 8.01 is not included in the list of adjoining owners.
3. We have the following comments on the Zoning Schedule included on the plan:

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- a. The schedule should include a reference to the RO1 Zoning which remains applicable to the portions of proposed Lot 8.011 that fall outside of Area A established in the Redevelopment Plan, and therefore control for that lot as the more stringent standard.
 - b. The bulk requirements under the RO1 Zoning District, as outlined in §17-168.e, should be included as separate requirements from the column identified as Area A. The schedule should include a comparison of the conditions for proposed Lot 8.011 with the bulk standards for the RO1 zone.
 - c. The schedule should include additional requirements for minimum lot area and minimum lot depth as these requirements remain applicable to proposed Lot 8.011.
4. Per §17-69.1.b, deed descriptions are required for the proposed new lots.
 5. The proposed subdivision creates a landlocked lot without access to a public street as required by §17-91. Interior lots within Area A are permissible under the Redevelopment Plan, Section VI.A.2, provided easements are established to access the public streets. The note included on the plan references recording of a declaration for cross easements to establish rights for common use of the existing access roads, utilities and stormwater facilities. We recommend that the applicant provide a draft of the suggested declaration for review by the Board Engineer and Board Attorney prior to recording as indicated on the plan.

B. Subdivision Plan – Enlargement Detail, Sheet 2 of 2

1. The existing constructed elements within the area of proposed Lot 8.012 should be identified on the plan.
2. The existing constructed elements on proposed Lot 8.011 that are in the vicinity of the proposed subdivision line should be identified on the plan.
3. The required setbacks lines should be shown for proposed lot 8.011 around the boundary of the proposed subdivision line for Lot 8.012.
4. Provide setback dimensions from the proposed lot line to the existing features on proposed Lot 8.011.

cc: Curt Wilhelm, applicant; curt.wilhelm@beigene.com
Kenneth R. Raika, PLS, kraike@vannoteharvey.com
Frank Banisch, PP, AICP, frankbanisch@banisch.com

Memorandum

To: Hopewell Township Planning Board

From: Francis J. Banisch III, PP/AICP

Date: October 8, 2021

Re: Hopewell Campus Owner, LLC/BeiGene Campus.
Block 46, Lot 8.01
311 Pennington-Rocky Hills Road
Redevelopment Plan for Portion of Block 46, Lot 8.01/RO-1 District
Preliminary/Final Major Subdivision

1.0 Documents Reviewed

- Land Use Application dated September 30, 2021
- Preliminary Major Subdivision Checklist
- Application checklist submission waiver and design waiver request form
- Preliminary/Final Major Subdivision Plans of Block 46, Lot 8.01 for BeiGene, Ltd., prepared by Kenneth R. Raiké, P.L.S, dated September 9, 2021, consisting of 2 sheets.

2.0 Nature of Application

- 2.1 The applicant is seeking preliminary/final major subdivision approval for Block 46, Lot 8.01, which is subject to the recently adopted “Redevelopment Plan for Portion of Block 46, Lot 8.01”. The site was formally zone Research/Office (RO-1) District.
- 2.2 Existing Lot 8.01 is 432.698 acres and is developed with the former BMS campus complex and associated improvements. The site includes two distinct areas commonly referred to as the areas inside and outside the ring road. Inside the ring road are most of the developed areas including the campus and associated improvements. The area outside of the ring road is largely undeveloped. The subject of the current application is to subdivide a portion of the area inside the ring road for future development.
- 2.3 The applicant proposes a subdivision to create proposed Lots 8.011 and 8.012. Proposed Lot 8.011 will consist of 390.694 acres and retain the majority of the BMS campus and the undeveloped area outside of the ring road. Proposed Lot 8.012 will consist of 42.004 acres and is in the southern portion of the area inside the ring road adjacent to the BMS complex.

- 2.4 The proposed lot is currently vacant, except for a parking lot in the western portion of the proposed lot and a masonry building with parking area to the east. No development is contemplated as part of this application; however, the site is intended for the future development.
- 2.5 The subdivision appears to meet all the bulk requirements for the RO-1 zone as identified in the Redevelopment Plan.

	Required	Existing Lot 8.01	Proposed Lot 8.011 (BMS and Lands Remaining)	Proposed Lot 8.012
Minimum Lot Area	100 Contiguous Acres (RO-1) No Requirement (Red. Plan)	432.698 Acres	390.694 acres	42.004 acres
Front Yard Setback from Public Street	200 ft (RO-1) No Requirement (Red. Plan)	100.1 ft	No Change	1,193 ft.
Front Yard Setback from interior Street	Equal to bldg. height	51.5 ft	No Change	40 ft
Distance between bldg.	Equivalent to height of tallest building	1.7 ft	No Change	N/A
Building Height	60 ft	47 ft	No Change	40 ft
Max Lot coverage	28%	12.47%	12.31%	13.96%
Max FAR	2,820,000 sf	1,005,071 sf	981,721 sf	23,350 sf

3.0 Comments

- 3.1 The proposed subdivision utilizes the area to the south of the existing BMS campus, and the future development will include development of multi-story buildings and associated improvements.

- 3.2 The location of subdivision was part of the Township's Redevelopment Plan for the site, which provides for the development of this area for research, development and innovation component uses and associated accessory uses.
- 3.3 Proposed Lot 8.012 is irregular in shape but utilizes the existing ring road and development in proposed 8.012 as the proposed subdivision lines. The lots conform to the Township's Redevelopment Plan regulations and furthers the Township's goals of redeveloping the area.
- 3.4 Any approval by the Planning Board should be conditioned upon any other agency having jurisdiction.
- cc: Linda Barbieri, via e-mail for distribution to the Planning Board and applicant

TOWNSHIP of HOPEWELL

MEMORANDUM

TO: Hopewell Township Planning Board

FROM: Dawn Marling, Health Officer

DATE: October 6, 2021

SUBJECT: BeiGene Campus
Block 46; Lot 8.01
311 Pennington Rocky Hill Road

The applicant, BeiGene US Manufacturing Co. Inc., proposes to subdivide 42 acres within the Bristol Myers Squibb campus at 311 Pennington Rocky Hill Road. No development is being proposed at this time and the applicant indicates that further information will be supplied in the coming months with a site plan application. The existing buildings on the new proposed lot are served by public water and public sewer and the Health Department has no objection to the applicant's proposal.