



**TOWNSHIP of HOPEWELL
MERCER COUNTY**

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

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

REVIEW REPORTS

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TOWNSHIP of HOPEWELL

MEMORANDUM

TO: Hopewell Township Zoning Board

FROM: Dawn Marling, MPH, Health Officer

DATE: March 7, 2022

SUBJECT: Princeton West Innovation Campus
Preliminary and Final Major Subdivision
Block 46 Lot 8.01
311 Pennington Rocky Hill Road

The applicant Hopewell Campus Owner LLC, One Meadowlands Plaza Suite 803, East Rutherford, NJ proposes to create by Major Subdivision 4 lots on the former Bristol Myers Squibb Campus, Block 46 Lot 8.01 located at 311 Pennington Rocky Hill Road. A site visit was conducted on December 13th with the site manager of the campus to become familiar with the layout of the property. There is no development being proposed at this stage with the application. The site is served by public water and a NJDEP approved waste water treatment package plant so Administrative Waiver requests (16,17,18,19) are granted given that there will be no septic systems or well water supplies serving the site.

The Health Department has no objection to the proposal.



HOPEWELL TOWNSHIP FIRE DISTRICT NO. 1
Board of Fire Commissioners
MERCER COUNTY

201 Washington Crossing-Pennington Road
Titusville, New Jersey 08560-1410

March 9, 2022

Jim Hutzelmann PE, PPE, CME
Director of Community Development/Township Engineer
Township of Hopewell
201 Washington Crossing-Pennington Rd
Titusville, NJ 08560-1410

VIA ELECTRONIC MAIL

RE: Block 46, Lot 8.011 – 311 Pennington Rocky Hill Rd, Pennington, NJ 08534
Princeton Campus West - Hopewell Campus Owners Group
Planning Board Application

Dear Jim:

The Office of Fire Safety in conjunction with The Pennington Fire Company have reviewed the application documents and offer the follow comments for consideration by The Board.

As there is no planned construction at this time, we have no objections to the proposed subdivisions.

Please feel free to contact me at any time directly at (609) 537-0212 with any questions that may arise. On behalf of the Board of Fire Commissioners I would like to thank you for your assistance.

Regards,

Andrew J. Fosina, Jr
Andrew J. Fosina, Jr.
Fire Official – Hopewell Valley Bureau of Fire Safety

CC: Hopewell Township Board of Fire Commissioners
Pennington Fire Company
Matthew Martin – Chief of Emergency Services
File

Memorandum

To: Hopewell Township Planning Board

From: Francis J. Banisch III, PP/AICP

Date: March 17, 2022

Re: Hopewell Campus Owner, LLC
Block 46, Lot 8.011
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 February 2, 2022
- Preliminary Major Subdivision Checklist
- Application checklist submission waiver and design waiver request form
- Preliminary/Final Major Subdivision Plans of Block 46, Lot 8.011 for Hopewell-Campus Owner, LLC., prepared by Kenneth R. Raike, P.L.S, dated January 31, 2022, consisting of 2 sheets.
- Land Title Survey set, of Block 46, Lot 8.011 for Lincoln Equities Group, LLC., prepared by Kenneth R. Raike, P.L.S, dated October 8, 2019, revised through June 14, 2021, consisting of 14 sheets.

2.0 Nature of Application

- 2.1 The applicant is seeking preliminary/final major subdivision approval for Block 46, Lot 8.011, 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 8.011 is 390 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 the area outside of the BMS campus into four lots.
- 2.3 The applicant proposes a subdivision to create proposed Lots 8.0111, 8.0112, 8.0113, and 8.0114 as follows:

- Lot 8.0111 will consist of 126.03 acres and retain the majority of the BMS campus
- Lot 8.0112 will consist of 188.87 acres located in the southern corner of the site
- Lot 8.0113 will consist of 36.86 acres and include the existing farm
- Lot 8.0114 will consist of 38.93 acres and include the school site

2.4 The proposed lots will retain their existing conditions and no new development is contemplated as part of this application.

3.0 Comments

3.1 The proposed subdivision will segment the campus into existing and proposed use areas under the Redevelopment Plan. This includes areas dedicated for open space, retain the existing school and farm spaces, and allow for the area for the BeiGene research, development and innovation component uses and associated accessory uses.

3.2 While the proposed lots are not regular in shape, they do follow the pattern of existing development on the site and are appropriate in this context. The lots conform to the Township's Redevelopment Plan regulations and the subdivision furthers the Township's goals of redeveloping the area.

3.3 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: Planning Board Members

FROM: Environmental Commission Members

DATE: March 17, 2022

RE: **Hopewell Campus Owner, LLC**
Block 46, Lot 8.011; 311 Pennington-Rocky Hill Road;
RO-1 / Research Development w/Redevelopment A Overlay Zoning District
Preliminary & Final Major Subdivision

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

During our Environmental Commission meeting via Zoom on March 15, 2022, members Vanessa Sandom, Andrew Plunkett, Rex Parker, Paul Kinney, Jim Gambino, Nora Sirbaugh, Mike Aucott, and Mark Bean reviewed and discussed the subject application together with Jim Hutzelmann and Uma Purandare.

We have no environmental concerns for the proposed subdivision. However, we are very concerned that all easements, preservation and protections for other related parcels will be retained. It would be helpful to everyone to have a chart showing the link between developed parcels and parcels to be preserved in the redevelopment area.

We understand that the right to farm will continue with this approval, but ask the Board to consider the impact of this, and future projects at this site, on the local farming operations.

Respectfully submitted: Jim Gambino, Secretary

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



Paul W. Ferriero, PE, PP, CME, LEED AP, CFM
Robert C. Brightly, PE, PP, CME

Steven B. Bolio, PE, CME
Mark S. Denisiuk, PE, CME, LEED AP
Mark Kataryniak, PE, PTOE
Joseph S. Kosinski, PG, CFM, LEED
C. Richard Quamme, PE, CME
Jess H. Symonds, PE

MEMORANDUM
(via email)

TO: Linda Barbieri, Hopewell Township Planning Board Secretary
FROM: Mark Kataryniak, PE, Redevelopment Consultant (MK)
DATE: March 22, 2022
SUBJECT: **Engineering Review 1**
Preliminary Major Subdivision
Princeton West Innovation Campus
Pennington Rocky Hill Road
Block 46 Lot 8.011
RO1 Zoning District / Redevelopment Area A
Hopewell Township, New Jersey
FEI Project No.: 22HT201

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

- Hopewell Township Planning & Zoning Board Application, dated February 2, 2022, with rider containing an explanation of the proposed subdivision application.
- Hopewell Township Preliminary Major Subdivision Checklist, undated & unsigned
- Hopewell Township Final Major Subdivision Checklist, undated & unsigned
- Supplement to application checklists & Design Waiver Request, undated
- Preliminary/Final Major Subdivision Plan of Block 46, Lot 8.0111, prepared for Hopewell Campus Owner, LLC, prepared by Kenneth R. Raike of Van-Note Harvey Associates, Inc., dated 1/31/2022, and containing two (2) sheets, comprised of an overall sheet and a detail sheet.
- ALTA/NSPS Land Title Survey of Lot 8.01, Block 46, prepared for Lincoln Equities Group, LLC, prepared by Kenneth R. Raike of Van-Note Harvey Associates, Inc., dated October 8, 2019, revised through June 14, 2021, containing fourteen sheets, comprised of one overall survey sheet and thirteen enlargement 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 as the Princeton West Innovation Campus at Hopewell. The overall site is comprised of a 432.698± acre tract that was identified as a single tax lot, Block 46, Lot 8.01, at the time the property was purchased by the Lincoln Equities Group, LLC in 2020. The tract is bounded by residential properties and segments of the Stony

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Re: **Engineering Review 1**
Preliminary & Final Major Subdivision
Princeton West Innovation Campus
311 Pennington Rocky Hill Road
Block 46, Lot 8.01
RO1 Zoning District / Redevelopment Area A
Hopewell Township, New Jersey

Brook to the west, portions of the Stony Brook and residential lands within Pennington Borough to the south, Pennington Rocky Hill Road (County Route 624) to the east, and Titus Mill Road and lands owned by the Watershed Institute to the north. The site improvements, at the time of the land purchase, consisted of a ring road in the north/northwesterly portion of the tract that encircles campus buildings, parking areas, utility facilities, and supportive improvements that were utilized as the BMS campus by the prior owner. The areas outside of the ring road within the boundaries of the tract 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 contained within the overall tract.

In 2021, the property was the subject of two separate actions. The ring road, areas within the ring road and the three access drives extending to the public roads along the tract boundaries were established as Redevelopment Area A, adopted by the Hopewell Township Committee under Ordinance Number 21-1761 on October 4, 2021. Also, a 42.004-acre parcel within the ring road was subdivided and sold to BeiGene Ltd. (BeiGene). The subdivided parcel sold to BeiGene was identified as Block 46, Lot 8.012, with the balance of the tract updated to Lot 8.011 (390.694± acres), as a part of a major subdivision application memorialized by the Hopewell Township Planning Board on October 28, 2021 under Resolution 21-020.

The subject application has been prepared, in part, to satisfy a requirement of the Redevelopment Plan adopted for Redevelopment Area A that requires the limits of Redevelopment Area A to be subdivided from the balance of the original tract purchased by the Lincoln Equities Group. The subject application proposes the subdivision of Lot 8.011 into four lots, Lots 8.0111, 8.0112, 8.0113, and 8.0114. Proposed Lot 8.0111 contains the balance of Redevelopment Area A, excluding Lot 8.012 (the BeiGene Lot) and consists of the remaining areas within the ring road, the ring road and the three access drives to the public roads, totaling 126.03± acres. The additional three lots contained within the proposed subdivision application are described as:

- Proposed Lot 8.0112, 188.87± acres; containing the areas south and west of the ring road (Proposed Lot 8.0111), and south of the access drive that extends to Pennington Rocky Hill Road opposite Elm Ridge Road (the Elm Ridge Road Access).
- Proposed Lot 8.0113, 36.86± acres; containing the area bounded by the ring road (proposed lot 8.0111) to the west, the existing main access drive from Pennington Rocky Hill Road to the north, Pennington Rocky Hill Road to the east, and the Elm Ridge Road Access to the south.

Re: **Engineering Review 1**
Preliminary & Final Major Subdivision
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Block 46, Lot 8.01
RO1 Zoning District / Redevelopment Area A
Hopewell Township, New Jersey

- Proposed Lot 8.0114, 38.93± acres; containing the areas north and east of the ring road (proposed Lot 8.0111) and north of the existing main access drive off Pennington Rocky Hill Road.

The three proposed lots located outside of the ring road and Redevelopment Area A (Proposed Lots 8.0112, 8.0113, and 8.0114) are all located within the RO-1 District.

The subject application proposed no construction or development beyond the establishment of the individual lot boundaries.

The application was deemed complete based on a recommendation contained in my March 8, 2022 report, which outlines the various submission waivers due to the uniqueness of the site and the lack of any proposed construction associated with this application.

Technical Review

1. The creation of Lot 8.0111, which encompasses the ring road, the areas within the ring road excluding Lot 8.012, and the three privately-owned access roads that extend to the public road network, is consistent with the requirements of the Redevelopment Plan in terms of the bulk requirements associated with the proposed lot.
2. Although the proposed subdivision results in a separation, by Block and Lot definition, of the ring road and the areas contained within it from the balance of the overall tract that comprises the overall campus, currently identified as Lot 8.011, the areas outside of the ring road remain tied to the inner areas for the purposes of establishing critical conservation areas on the outer portions of the campus. This requirement is expressly stated in sections of the Redevelopment Plan, including Section II.A (Redevelopment Plan Goals and Objectives), and Section III.D.4 (Bulk and Related Development Requirements). The Subdivision Plan should be revised to include a note stating that proposed Lots 8.0112, 8.0113, and 8.0114 are subject to the terms and conditions of the Redevelopment Plan applicable to Block 46, Lots 8.0111 and 8.012, for the purposes of establishing and maintaining conservation easements in perpetuity on the subject lots consistent with restrictions and requirements of the Redevelopment Plan.
3. Section III.D.4.c of the Redevelopment Plan (for Redevelopment Area A) requires the Open Space Easements, previously identified as Areas A through E and as stipulated in Planning Board Resolution 05-067, be re-recorded to reflect the ownership and successors or assigns to the properties within the Tract Boundary (defined as the former Lot 8.01 or overall campus from the prior ownership in the Redevelopment Plan). These preservation areas will now exist on different lots, with the proposed subdivision contemplated under this application. As a

Re: **Engineering Review 1**
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Block 46, Lot 8.01
RO1 Zoning District / Redevelopment Area A
Hopewell Township, New Jersey

condition of approval for the subject application, I recommend that the applicant be required to record updated easements / deed restrictions for the various preservation / open space easements on proposed lots 8.0112, 8.0113, and 8.0114.

4. The proposed subdivision creates two non-conforming lots in the areas outside of the ring road subject to the bulk requirements for the RO1 District (§17-168.e), which will require variance relief from the Board. The minimum lot area for properties within the RO District is 100 contiguous acres within the Township. Proposed Lots 8.0113 and 8.0114 contain a lot area of 36.86 acres and 38.93 acres, respectively. The subdivision plan should be revised to reflect the variance condition for proposed lots 8.0113 and 8.0114.
5. The sight triangle requirements for the three private roads contained within proposed Lot 8.0111 should be shown on the plans per the requirements of §17-104. We further recommend that the boundaries of proposed Lot 8.0111 be adjusted, as required, to contain the required sight triangles in their entirety.
6. The plan should be revised to indicate the Zoning of all adjoining property and property across abutting streets, as required by §17-69.2.i.
7. Several details of the data required for all plats, as required by §17-69.2, and 17-69.3, that primarily relate to individual location of existing trees; percolation tests; water supply analysis applications; and items relating to details associated with proposed construction were waived for completeness purposes, as detailed in my March 8, 2022 Completeness Review, as they are not applicable to the subject subdivision application. Any approval by the Board of this application should include the required relief per the applicant's waiver requests of these details on the final plat.
8. Any approval by the Board should contain a condition that no construction, removal of vegetation or physical modification of the property is authorized with this subdivision.

I trust the enclosed information is helpful in the Board's review of the subject application.

Please contact me if you have questions in this matter.

cc: James Hutzelmann, PE, Director of Community Development; jhutzelmann@hopewelltp.org
Richard Goldman, Faegre Drinker (Applicant's attorney); Richard.Goldman@faegredrinker.com
Kenneth R. Raike, PLS, kraike@vannotcharvey.com
Frank Banisch, PP, AICP, frankbanisch@banisch.com