TOWNSHIP OF HOPEWELL

Land Use Plan Element
Development Transfer Plan Element

Prepared in accordance with the Municipal Land Use Law, NJSA 40:55D

Adopted by the Hopewell Township Planning Board on

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A signed and sealed original is on file with the Township Clerk’s office
TOWNSHIP OF HOPEWELL
590 SHILOH PIKE
BRIDGETON, NEW JERSEY 08302

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SECTION ONE
1.0 Master Plan Statement & Objectives.................................................................1

SECTION TWO
2.0 Land Use Plan Element......................................................................................4
   Current Land Use Plan
      Zoning map
      Environmental Conditions
   Planning Issues
      Soils Map
   Demographics
   Vision for a Future
   Future Land Use Plan
      Proposed Land Use map
   Relationship to Regional and State plans
      State Planning Map
      West Cumberland Map
   Relationship to Surrounding Master Plans
SECTION 1  
Hopewell Township Master Plan Statement

1.0 Legislative Authority
The Hopewell Township Planning Board is authorized under the Municipal Land Use Law, NJSA 40:55D et al, to adopt a master plan to guide future land use within the municipality. This plan has been prepared in accordance with the NJSA 40:55D028, which requires that a master plan included a statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipalities are based. Following the statement is the land use plan element which takes into account this statement and establishes the framework for which future land uses should occur.

1.1 Introduction
Hopewell Township is a rural community in Cumberland County, New Jersey bordered by the Cohansey River to the south and the City of Bridgeton to the east. The communities of Greenwich, Shiloh, Stow Creek and Alloway border the Township to the west. Hopewell is an agricultural community with 74 percent of its lands enrolled in farmland assessment. Residential development is concentrated around public infrastructure in the central portion of the Township, bordering the City of Bridgeton. This central area is bisected by Shiloh Pike (Route 49), which is zoned for commercial uses and has incurred a low density of retail and office development.

The Township is located in a fragile ecosystem of the Delaware Bay Estuary and the Cohansey River watershed. These environmentally sensitive features are reflected in the character of the southern section of the Township, defined by its open field, vast areas of tidal wetlands, and relatively little development. The watershed is a precious resource and has been described as one of the best habitats for raptors and migratory birds in the Northeastern United States.

Hopewell Township has been successful at maintaining a rural, undeveloped character because of its remote location, its relative distance from employment centers, and the lack of development pressure in the region. There are signs that this is changing. In the past couple of years, the Township has witnessed a surge in development activity. In 2004, a large NJ real estate developer contracted to purchase over 500 acres of land in the Township for development. And major subdivisions were again filed in 2005 and 2006. Neighboring communities are also experiencing new construction. Upper Deerfield Township, which borders Hopewell Township to the northeast just across the River, has over 800 pending residential units, including single-family, multi-family and age-restricted developments.
The increasing development pressure prompted Hopewell officials to re-evaluate its vision and planning documents. The consensus was that additional land use tools would be needed to protect farmland as the residential real estate market increased and a TDR program offered that protection. This master plan presents the fundamental goals and objectives for a municipal-wide TDR program. The vision and descriptive elements of the program are outlined in the development transfer plan element. The implementation documents will include several land use ordinances, including zoning standards, design guidelines and administrative procedures.

1.2 Land Use Goals and Planning Objectives
This master plan identifies the following goals to broadly govern the direction of future land use activity within the Township. These goals are similar to the planning goals in the 1977 master plan and subsequent re-examination reports.

Land Use Goals – 2007

1. Preserve critical masses of farmland
2. Maintain the Township’s rural character
3. Accommodate a variety of housing types, styles and affordability
4. Protect the Township’s environmental resources
5. Direct growth to areas within close proximity to infrastructure
6. Prevent sprawl patterns of development
7. Provide a safe, healthy environment to live, work and visit.

While the above planning goals have gone virtually unchanged over the last three decades, the planning objectives originally included in the 1977 master plan have become dated. New planning and design tools are now available to the municipality and are considered to be more effective in meeting its land use goals, given the current development pressure. Forging a new direction, this master plan recommends the use of a transfer of development rights program and community design guidelines to help implement the goals identified above. The following planning objectives expound upon the Township’s land use goals:

Hopewell Township Planning Objectives - 2007

1. Balance the need to accommodate future residential growth with the need to protect farmland, open space and environmentally critical lands – all of which contribute to the unique character and economy of Hopewell Township.

2. Encourage compact development patterns in areas with access to existing or future utilities and infrastructure. Limit the extension of public water and sewer facilities to established neighborhoods and the receiving area.
3 Encourage the use of innovative planning and design techniques that result in the development of new neighborhoods that are compatible with the character of Hopewell Township.

4 Encourage a variety of housing sizes and styles for all ages and income levels and provide for the Township’s fair share of the regional need for low and moderate income housing.

5 Implement a zoning approach to farmland preservation that protects landowner equity through the assignment of development credits.

6 Minimize the reliance on the motor vehicle and shorten vehicular trips by improving pedestrian connections and decreasing the distance between residences, retail and service businesses, schools and civic facilities.

7 Provide a vision for the physical development of Hopewell by identifying the desired quality and amenities of new development in community design principles and design guidelines.

8 Encourage the creation of walking and cycling trails that connect residences with scenic, recreational, civic and commercial facilities.

9 Encourage the protection of environmentally sensitive lands included wetlands, stream corridors, unique vistas, wildlife habitats and the Cohansey River corridor.

10 Encourage the creation of a compact, mixed-use center along Route 49 that functions as Hopewell’s town center.
Section Two

Hopewell Township Land Use Plan Element

Hopewell Township is one of the oldest municipalities in Cumberland County. Originally included within its boundaries were the Third Ward of Bridgeton, which succeeded in 1848, and the village of Shiloh, which was later incorporated into a borough. The earliest settlement in Hopewell Township occurred in the historic village of Roadstown, which was settled by the British in the early 17th century. Later, Quakers migrated to the Hopewell area and brought with them their brick laying skills for housing construction. One of these patterned brick houses still remains in Roadstown. Other than the village of Roadstown, Hopewell Township was primarily an agricultural community with a large population of German and Irish immigrants. Relatively little development occurred in the Township after the settlement of Roadstown until the mid-20th century. In the 1950s and 1960s, housing developments were constructed in the Township near the Bridgeton City border. Since that time, little development has occurred in the Township.

2.0 Existing Zoning and Land Uses

Land use in Hopewell Township closely follows its underlying zoning. There are four categories of zoning in the Township: agriculture, residential, commercial and open space, which are further divided into the following zoning districts: (see Map 1, Zoning)

- R-1, R-2, R-3 and V (Village) Residential Districts
- HC, PR and HCI Commercial Districts
- A and A-I Agriculture and Agriculture Industry Districts

Agriculture
Approximately 70% of the Township’s land area is in agricultural production, according to the Township’s farmland assessment records. The majority of these farms are located in the Agricultural Zone (A), the largest zoning district in the Township. The Agricultural zoning district permits agricultural uses and residential development on 1.5 acre lots with existing road frontage. No new roads are permitted to be constructed in the Agricultural Zone. This appears to have diverted developers from the district; however, some landowners subdivide frontage lots for supplemental farm income or to provide housing for family members.
Residential

Residential development is the principally permitted use in the R-1, R-2, R-3 and Roadstown Village zoning districts. Most of the homes in the R-2 and R-3 districts were constructed in the 1950s and 1960s and consist of ¼ to ½ acre lots. As of 2005, the zoning permits .75 acre lots with sewers and 1.0 acre lots without sewers. Prior to 2004, the residential zoning permitted 2-4 units per acre. The Township increased the lot size because there was no perceived market for small lots. Ironically, before the new zoning was adopted, a developer filed an application for 400 units with a density of 2 dwelling units per acre. This application was withdrawn.

The R-1 zone is located along the Cohansey River north of Bridgeton. The zoning requires a 1.5 acre lot size. This is the smallest zoning district in the Township. The Village (V) zoning district is located in the historic village of Roadstown and requires a residential lot size of 30,000 square feet.

Non-Residential – HCB, HCI and PR

Non-residential uses are permitted in zoning districts along the Shiloh Pike corridor, State Highway 49. The highway is divided into three sections for zoning purposes. The western section adjoining the Town of Shiloh is zoned Highway Commercial and Light Industry (HCI). Permitted uses include offices, local services, corporate centers and assembly and industrial uses. The minimum lot size varies according to the proposed use, ranging from 2 acres for sales and services, to 10 acres for a corporate center. Several years ago, the Township acquired property east of West Park Drive to construct a business park. A cul-de-sac was designed and constructed for future commercial buildings. The only building that currently exists in the park is a bank, which has access directly from Route 49.

The central portion of the highway is zoned for Highway Commercial Business (HCB). The primary permitted uses in the district are office, retail and other service industries. The lot sizes are similar to the HCI district. Within this district, convenience stores, a small strip shopping center, small retail establishments, offices and restaurants occur as freestanding buildings with individual parking lots in the front yard. Many of the parking lots have shared access. Also within this district is the municipal building and the Township’s largest ratables - the Columbia Mutual Fire Insurance Company and Fralinger Engineering, both of which are located next to the HCI district.

The eastern most section of Shiloh Pike is zoned Professional Retail (PR). All land uses within this district are required to connect to public sewers. Multiple family dwellings are permitted at a density of 5 units per acre as a conditional use of this district. There are a few commercial establishments in this area and older residential uses.
Environmentally Sensitive Areas

In addition to its agricultural resources, Hopewell Township harbors a critically important amenity that boasts of local, state and even national importance. The Cohansey River borders the southern and eastern boundaries of the municipalities. The Cohansey River is approximately 35 miles long and drains approximately 108 square miles of agricultural and forested lands. It begins in the Salem County, flows south towards Cumberland County and at Bridgeton becomes navigable before entering the Delaware Bay.

Along the southern border of the Township, the Cohansey River becomes brackish due to its proximity to the Delaware Bay. Tidal wetlands extend from the River’s edge into the Township by as much as 3,000 feet in some instances, according to the 1977 Master Plan. This area is part of the Delaware estuary where the combination of fresh water and tidal water create a unique environment for many species of birds and wildlife. In fact, the Cohansey River has been dubbed New Jersey’s stronghold of the bald eagle nesting grounds. State birding organizations agree that the River hosts the largest density of bald eagle habitat and foraging ground in the entire State. But many other important species also occupy the Cohansey River and Delaware estuary, some of which are threatened or endangered. For these reasons, the United States Fish and Wildlife Service, the US Army Corps of Engineers, the NJ Department of Environmental Protection and other local and State organizations joined forces for a multi-million dollar restoration of the Lower Cohansey River watershed to remove invasive vegetation in the River corridor. This project began in 2005 and is expected to take two years.

Local planning and growth management strategies also play an important role in the protection and preservation of the Cohansey River. Currently, public access to this scenic and ecologically important River is minimal and should be increased for local residents and wildlife enthusiasts. Even so, the Township must be mindful of the fragile ecosystem that could easily be threatened by human activities, such as improper or excessive waste disposal, hunting, and heavy pedestrian and vehicular traffic. The Township is just one of the many stewards of this precious resource; partnership at all levels of government and private organizations should be encouraged to protect the future of the River corridor.

Other important environmental resources in Hopewell include its numerous stream corridors, forested lands and historic and cultural resources. The Township is currently preparing a Natural Resource Inventory (NRI) to identify these resources. Subsequent planning efforts should be made to protect them through land use policy, growth management strategies and preservation programs. (See the Environmental Conditions map)
**Parks and Recreation**

There are currently three parks in Hopewell Township, two of which border the City of Bridgeton boundary – Mary Elmer Lake and Piney Point. Both parks are located partially in the City of Bridgeton and are entirely managed and operated by the City. They also have pavilions for picnicking and Mary Elmer Lake is a state-stocked fishing lake. The third park is Bostwick Lake Park, which is located primarily in Upper Deerfield Township. Bostwick Lake is also a state-stocked fishing lake and offers camping and picnicking facilities.

Township recreational facilities are located at the South Cumberland Little League ballfields on Greenwich Road. This site includes seven ball fields of varying sizes and physical conditions. Some of the ball fields have lights with public stands and dug-outs. Recreational facilities are also available at Hopewell Crest School during non-school hours.

In addition to the above active parks and recreational facilities, State-owned lands (and easements) provide for wildlife management and passive recreation. These areas are collectively referred to as the Cohansey River Wildlife Management Area (CRWMA), and total approximately 500 acres in Hopewell Township. About 440+ acres of the CRWMA are located south of Sheppards Mill Road with frontage on Maurice Creek, Cemetery Road and the Cohansey River. A gravel driveway and parking lot that services this area. The entire 440 acre tract is open to the public for hiking and passive recreation. The other tract of the CRWMA in Hopewell Township is located on Sheppards Mill Road and River Road and consists of approximately 40 acres. This area is currently unimproved.

<table>
<thead>
<tr>
<th>Table 7. Hopewell Township - Active Parks and Open Space</th>
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<tbody>
<tr>
<td>1. Bostwick Lake - Hopewell/Upper Deerfield</td>
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<tr>
<td>Friesburg Road</td>
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<tr>
<td>Campground, picnicking, state-stocked fishing lake</td>
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<tr>
<td>2. Mary Elmer Lake - Hopewell/City of Bridgeton</td>
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<tr>
<td>Mary Elmer Drive</td>
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<tr>
<td>3 pavilions, 2 BBQ grills, 2 horseshoe pits, and a state-stocked fishing lake.</td>
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<tr>
<td>3. Piney Point Park – Hopewell/City of Bridgeton</td>
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<tr>
<td>Beebe Run Road</td>
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<tr>
<td>3 picnic pavilions, with a single comfort station - electricity is available.</td>
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<td>4. South Cumberland County Little League – Hopewell Township</td>
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<td>Greenwich Road</td>
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<td>5. Hopewell Crest School – Hopewell Township</td>
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<td>Sewell Road</td>
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<th>Table 8. Hopewell Township – Passive Open Space</th>
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<tr>
<td>Cohansey River Wildlife Management Area</td>
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<tr>
<td>a. SE parcel on Cemetery Road – 400 acres</td>
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<tr>
<td>Public access and parking. Fishing, boating and hiking</td>
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<tr>
<td>b. SE parcel on Sheppards Mill Road – 40 acres</td>
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<td>Unimproved.</td>
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**2.1 Planning Issues**

A consistent theme throughout the Township’s past 30 years of planning is the protection of its farmland and rural character. In addition to the goals and planning objectives previously cited, the 1977 master plan identified the following five objectives:
- zone land for residential development to accommodate the projected population increase;
- protect agricultural lands and rural character
- require open space in future residential developments;
- channel future growth into the core area of the Township where public infrastructure exists; and,
- give every consideration to environmental factors, such as the preservation of marshlands, the protection of floodplains and floodways, the preservation of certain wooded areas for windbreaks and ground cover and the protection of soils that might cause an imbalance in the local ecology.

These five land use objectives are as appropriate today as they were 30 years ago. The 2003 Re-Examination Report cited success with having achieved these goals, but offered additional goals to be pursued to reflect increasing development pressure. These additional goals are:

1. **Continue to pursue the preservation of agricultural lands and consider participating in the State’s Farmland Preservation Program.**

   Comments: This goal reflects the Township’s apprehension about maintaining its ability to retain farmland for the fact that “as long as people have the desire to buy acreage in rural settings, it will be difficult to maintain the level of agricultural preservation currently enjoyed.” (Reexamination Report, 2004, Page. 7). The Township also continues to participate in the preservation program.

2. **Delete the R-4 and R-5 zones, which permit .5 densities, because there is a higher demand for larger lots.**

   Comments: The Township deleted these two zoning districts in 2004; ironically, before the new zoning ordinance was approved, a developer filed a major subdivision application proposing 400 lots at the .5 density.

3. **Consider the cluster option to provide for the set aside of open space.**

   Comments: The Township is now considering a cluster ordinance.

4. **Provide ample area for new commercial development in the Business Park and Route 49, and permit residential conditional uses on the south side of Shiloh Pike (Route 49).**

   Comments: The Township revised the zoning ordinance in 2004 to permit multi-family units as a conditional use in the Professional Retail zone, at a density of 5 dwelling units per acre. Also, the infrastructure for the business park has been completed.

5. **“Address the extent to which housing opportunities have been provided for low and moderate income persons.”**
Sources: This map was developed using New Jersey Department of Environmental Protection Geographic Information System and NJDOT digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Parcel Source: Hopewell Township
Base Map Source: Civil Solutions, May, 2005

Legend
- Prime farmland 13,342.03 acres 66.45%
- Farmland of statewide importance 3,220.2 acres 16.28%
- Farmland of unique importance 2,349.74 acres 11.88%
- Not prime farmland 609.15 acres 3.08%
- Other 456.05 acres 2.3%

Important Farmland Soils
Hopewell Township, Cumberland County, NJ  February 2007
Comments: The Township adopted a housing plan and fair share plan in 2006, in accordance with the New Jersey Fair Housing Act and the rules and regulations of the Council on Affordable Housing (COAH).

Additional Land Use Issues
In addition to the above land use issues identified by the Township, this master plan identifies the following two additional problems that need to be addressed: highway zoning and design guidelines.

The majority of the Shiloh Pike corridor is currently zoned for commercial uses. Development has occurred in a piecemeal fashion; large office complexes are interspersed with small convenience stores and retail uses. Most of the commercial uses are freestanding buildings with parking lots in the front yard. This type of ribbon development undermines the ability to create a viable town center. It is also responsible for changing the character of the area from a rural to suburban community. If the Township wants to continue to preserve its unique, rural setting, future commercial development should be limited to a core area within the Township, surrounded by increasingly lower density. This will also minimize future traffic problems by reducing the number of access points along the highway.

The second issue is the absence of a vision and design guidelines to implement the Township’s planning goals and objectives. Although the overriding goal is to protect agriculture and preserve the rural character, this is neither defined or illustrated in the Township’s land use documents. Without a vision and specific regulations, the Township will lose its ability to control the type of development that is appropriate for the community. A vision and accompanying design principles will be incorporated into the development transfer plan element. Subsequent to the plan’s adoption, a development transfer plan ordinance should include specific design guidelines for the benefit of both local officials and developers.

2.2 Demographics
Hopewell Township is approximately 30 square miles and as of 2000 consisted of 1,693 housing units according to the US Census. Of these units, approximately 89% consisted of single-family detached and two-family units (twins and duplexes). Single-family attached (townhouses) and units with 3 or more units made up 10% of the total housing stock. Housing units in buildings containing 5 or more units (apartment buildings) comprised 9% of all the housing units in 2000, of which the majority, 128 units, were in buildings of fifty or more units.

On average, persons residing in Hopewell Township have significantly higher incomes than those residing in Cumberland County as a whole. The median income in 2000 in Hopewell was $49,767 for households and $ 59,675 for families. Comparable figures for the County were $39,150 for households and $ 45,403 for families. According to the US Census, the largest job sector of Hopewell residents is education, health and social services industry, comprising 24% of the jobs in the Township. Another 15% are employed in the manufacturing industry; 10% are employed in the retail trade industry; and 10% are employed in public administration.
The population of Hopewell Township as of 2000, was 4,432 persons, an increase of 5% from 1990, according to the US Census. This is slightly less than the 6.07% growth experienced by Cumberland County during the same time period.

The South Jersey Transportation Planning Organization (SJTPO) - Cumberland County’s metropolitan planning organization – estimates the Township’s 2005 population as 4,612 and projects a growth of 10% from 2005-2015, for a population of 5075. This increase of 463 persons translates into 145 housing starts, using the average household size of 3.2. The population and housing projection is based upon the Township’s past growth rate and anticipated future rates given its current zoning. However, if the Township proceeds to adopt a transfer of development rights (TDR) program, these projections would not be applicable. A TDR version of population and employment projections is presented in the Development Transfer Plan Element.

2.3 Vision for a Future

Over the past two years of meetings and informal discussions with residents and local officials on the future of Hopewell Township emerged a vision for guiding future land use planning and design efforts. The vision is summarized in the statement below and further discussed in the Township’s Development Transfer Plan Element.

Hopewell Township Vision Statement

Hopewell Township is a community where town and country meet and residents enjoy the best of both worlds. The success of the community lies in the Township’s sustainable land use policies. Elements of historic buildings and landscapes are carried over into the design of new neighborhoods; land that had been farmed for generations has been preserved for future generations; and wildlife habitats and natural resources are protected through both public acquisition and private stewardship.

Amidst this rich landscape are the residential neighborhoods of Hopewell characterized by their openness and preservation of natural features. Parents watch their children laugh and safely play in the neighborhood parks and village greens. Schools are within walking distance or a short drive. The extensive park system and network of trails provides recreation and social activities for residents of all ages and income. Complementing this quality of neighborhood is the redevelopment of Shiloh Pike as the “Main Street” of Hopewell, offering local goods and services in an attractive setting that is easily accessible by foot, bicycle or vehicle. Residents recognize these unique attributes of their community, reflecting a civic pride unsurpassed by other communities.

2.4 Future Land Use Plan

The future land use plan for Hopewell Township is based upon the preceding planning goals and objectives and the Township’s overriding goal to preserve and protect the Township’s farmland and environmentally sensitive areas. The pattern of land use calls for a continuation of the past, which is a concentric pattern consisting of a core commercial area, surrounded by residential
neighborhoods, both of which are surrounded by farmland. The current zoning, however, does not ensure that this pattern will continue. As development pressure continues to increase, productive farmland will be consumed the fragile ecosystem of the watershed will be threatened. Additionally, the highway will be developed, and eventually redeveloped, at the highest permitted densities. Although the Township seeks the ratable of such development, the visual impact and the traffic circulation problems will counterbalance most positive effects.

The future land use plan establishes a transfer of development rights program that will permit an increase in residential density in the R-2, R-3 and parts of the A-I District, with the condition that they acquire development rights from landowners in the sending area. The entire Agriculture District is proposed to be the sending area, which surrounds the residential zones. The creation of the sending area will foster the long term protection and preservation of the Township’s agricultural and environmental resources.

Additionally, it is recommended that the zoning on the highway be changed to permit a relatively high density of commercial development in the central area of the Township, referred to as the future town center. The highway corridor surrounding the town center should be renamed as Highway Office Light Industry, precluding retail uses that are more suitable for a town center.

The summary of recommended changes to the 2007 Hopewell Township Land Use Plan are as follows:

**Agriculture**

The agricultural lands and productive operations occur in the Township within what is now the Agricultural zoning district. There are no suggested changes to this current district and land use preservation efforts should continue to occur. This is also the location of the future sending area in which landowners will be provided incentives to sell their development rights, or credits, to a receiving area, thus preserving the farmland in perpetuity.

**Residential**

Future residential uses should occur in the central area of the Township around existing or planned infrastructure. The base density of 1 unit per .75 acre is recommended to continue for parcels that are less than 20 acres. Other areas within the receiving area will be zoned at densities of 2-3 dwelling units per acre using development rights (credits) purchased from the sending area.

New residential uses should continue to be permitted in the agricultural areas, but incentives should be provided for such uses to occur in the future receiving area. No changes are recommended to the current R-1 zoning district.

**Town Center**

The 2001 Master Plan Reexamination Report suggested that the intersection surrounding West Park Drive and Route 49/Shiloh Pike was an appropriate area for a town center. This plan embraces that idea for several reasons. The current leap frog, sprawling low-density of commercial uses on the highway is inefficient for infrastructure planning and circulation. The concentration of local goods and services provides a one-stopping shopping trip for local
residents, minimizing vehicle trips and increasing opportunities for social engagement. Finally, the future TDR receiving area is expected to occur on either side of the town center area. A town center would serve the existing and future residents of the receiving area, but would also be within walking and cycling distance from most of the existing and new neighborhoods.

**Commercial and Industrial**

If permitted to continue, the current zoning on Shiloh Pike will result in a suburbanization of the highway and undermine the character of the Township with excessive traffic and unsightly strip developments. The alternative recommended in this Plan is to restrict all future retail uses to the Town Center. The Highway Commercial and Light Industry zoning district along Shiloh Pike should be replaced with an office and light industrial district at a low density. This will permit economic development opportunities in the Township, but discourage strip malls and small lot developments. It will also take away the competition for the new Town Center.

**Open space, parks and recreation**

A comprehensive, proactive approach should be taken to protect the Township’s environmentally sensitive areas and provide parks and recreation for Township residents. In addition to the existing passive and active facilities referenced earlier, the Township should identify lands for future parks and/or open space to protect environmentally sensitive areas and to provide recreation for existing and future residents in the receiving area. This Plan recommends four areas to concentrate open space preservation efforts:

1. The two existing state-owned wildlife management areas should be expanded as opportunities arise. The eastern tract is currently only 40 acres, but could provide a suitable area for recreation and wildlife if additional lands are acquired and/or preserved.

2. The other wildlife management area is approximately 500 acres and currently includes limited access and parking for visitors. This area directly abuts the Cohansey River and includes pristine habitats for wildlife. As such, lands surrounding this area should be protected to the greatest extent possible.

3. Elk Lake is a scenic, forested area north of the Cohansey River that is rich in both wildlife and historical significance. The proximity of this area to the River and nearby wetlands provides a habitat for a wide variety of birds and fauna. Additionally, the vernal pools surrounding the Lake attract unique aquatic life. The architectural ruins of previous industrial use suggests this area was once the site of a historic hamlet or village. Although still privately owned, Township should consider targeting this area for a future park. The Township currently owns several lots adjoining the Elk Lake property, which could possibly provide access to the Lake.

4. Finally, there are numerous stream corridors throughout the Township that should be protected for water quality, habitats, rural character and recreational uses. Three of these corridors have been identified in the Development Transfer Plan Element as areas to be preserved in the future receiving area. These corridors are Barrett Run and the two stream and wooded corridors north and south of Greenwich Road, both of which include the
former railroad beds. A fourth area is located at the eastern end of Trench Road along the Cohansey River. All four of these open space areas should be connected to existing and future greenways outside of the receiving area and, if appropriate, through neighboring municipalities.

In addition to the above open space preservation projects, active and passive parks should be provided in the Township’s receiving area for people of all ages. Tot lots provide active recreation for pre-school and younger elementary school children. Larger neighborhood parks are suitable for playgrounds and open fields for older children. Village squares are popular for older children and adults for leisurely activities and socializing. All of these parks should be easily accessible by walking or cycling.

**Recommended Zoning District Changes**

Based upon the above land use recommendations, the following is a summary of the recommended zoning changes to implement the proposed 2007 Land Use Plan:

### Recommended Changes to the Current Zoning Map

- **Village (V):** No proposed changes
- **R1:** No proposed changes
- **R-2 & R-3:** The boundaries of these districts are reduced
- **Agricultural Industry (AI):** Remove and replace with PVD District north of Greenwich Road and PVD-A District south of Greenwich Road. The southeast corner outside of the receiving area should be changed to the Agricultural Zone.
- **Agriculture (A):** Proposed Sending Area Very Low Residential Density (.1 - .3 dwelling units per acre) with option to sell credits at higher density Mandatory cluster requirement
- **Professional/Retail (PR):** No proposed changes
- **Highway Commercial & Light Industry (HCI):** Rename as Highway Office & Light Industry (HOI), prohibiting retail uses and lowering the density.
- **Highway Commercial Business:** Rename as Town Center District
- **Public Parks (PP):** No proposed changes.
efficient land use patterns.” (SDRP, 2004) These efficient land use patterns consist of core areas, or centers, with access to public infrastructure and surrounded by natural resources, farmland and environmentally sensitive lands. To achieve these new patterns of development and preservation, the Plan identifies five planning policies associated with the physical and spatial characteristics of geographical areas. These planning areas:

- Planning Area 1: Metropolitan Area
- Planning Area 2: Suburban Area
- Planning Area 3: Exurban fringe Area
- Planning Area 4: Rural Agricultural Area
- Planning Area 5: Environmentally Sensitive Area

Planning Areas 1 and 2 are characterized by existing urban development and public infrastructure. The SDRP targets these areas and designated centers for future development. Planning Areas 4 and 5 are primarily designated for farmland preservation and environmental protection programs, respectively. Planning Area 3 is a transition zone between the growth planning areas and the preservation planning areas.

In addition to these planning areas, the SDRP encourages growth to occur in the form of centers. The SDRP describes a center as an efficient and compact form of development having one or more mixed-use cores and residential neighborhoods and green spaces. Center designations are based on the area, population, density, and employment of the center being considered and features of the surrounding areas. Centers can range in scale from very large, an Urban Center, to the smallest, a Hamlet. (SDRP, 2004, page31)

The Hopewell agricultural/sending zone is entirely located within Planning Area 4, consistent with the SDRP. The receiving area is mostly within Planning Areas 1 and 2, which is also consistent with the SDRP. However the southwestern portion of the receiving area is within Planning Area 4, which is a conflict. Another conflict exists where portions of the Planning Area 4 are within the existing sewer service district. The Township proposes to resolved the conflicts by submitting the boundary of the receiving area as a proposed center. The combination of the center designation, the proximity to public infrastructure, and the existing development that already occurs within the receiving area, would make this proposed land use plan consistent with the goals of the SDRP.

West Cumberland Strategic Plan
The Cumberland Development Corporation adopted the West Cumberland Strategic Plan (WCSP) in 2005 for the purpose of guiding future economic development policies in the County. The Plan focuses on twelve municipalities in the western and southern region of Cumberland County, including Hopewell Township, and addresses the need to balance economic development with environmental protection. The most pertinent section of the Plan to this Land Use Plan Element is the recommendation of a center in Hopewell Township. The Plan proposes the Hopewell center to be an extension of the Regional Center in the City of Bridgeton, as shown on the WCSP map on the following page. The slight difference between the WCSP proposed center and the Township’s proposed center/receiving area is the southeast corner of the center. The WCSP center extends eastward along Trench Road all the way to the Bridgeton border and the
Recommended New Zoning Districts:

*Planned Village District (PVD)*
This is a new family residential zoning district in the receiving area that requires eligible parcels to utilize credits from the sending area. The proposed density in this district is two units per acre. Ineligible parcels, ie less than 20 acres, revert to the R-2 zoning standards.

*Planned Village District Adult (PVD-A)*
This is a new age-restricted residential zoning district in the receiving area that requires eligible parcels to utilize credits from the sending area. The proposed density in this district is three units per acre. Ineligible parcels, ie less than 20 acres, revert to the R-3 zoning standards.

### 2.5 Relationship to Municipal, Regional and State plans

The Municipal Land Use Law requires a statement in the Land Use Plan element that indicates the relationship of the proposed land use plan to the plans of contiguous municipalities, regional planning organizations and the State Development and Redevelopment Plan. The purpose of this analysis is to determine if there are any inconsistencies between the Township’s proposed land use policies and the policies and planning programs of surrounding towns and regional and state planning agencies.

**Municipal Plans**

Hopewell Township is bordered by eight municipalities: Alloway Township, City of Bridgeton, Greenwich Township, Fairfield Township, Shiloh Borough, Upper Deerfield Township, Stow Creek Township, and Quinton Township. The City of Bridgeton and Borough of Shiloh are developed communities situated at either end of Shiloh Pike, or Route 49. The City of Bridgeton’s low and medium residential density zones border Hopewell Township’s medium residential zone and the proposed receiving area. The uses along both municipal borders are compatible. Shiloh Borough is zoned for medium residential density and agriculture in the limited area that borders Hopewell Township at Shiloh Pike. The zone plans of both of these municipalities are compatible with the existing and proposed land uses in Hopewell Township.

The six remaining municipalities surround Hopewell Township’s sending area and are zoned for agriculture and low density residential uses, similar to the existing and proposed land uses in Hopewell’s Agricultural Zoning District. While the density of the uses vary to some degree, all of the Townships share common goals to protect agriculture and the rural character of their communities. For this reason, the proposed land use in Hopewell Township would be compatible with the land uses of the surrounding municipalities.

**NJ State Development and Redevelopment Plan**

The State Plan was developed to promote “sustainable economic growth” in a way that balances development with the need to protect open space. The Plan is “designed to improve the quality of life and community value through coordinated design techniques that promote
Cohansey River. The Township’s proposed center stops at Cubby Hollow Road. The Township chose the smaller area because it was a sufficient acreage to accommodate the projected number of credits. Also, the Township did not want to construct development along the River corridor. Aside from this inconsistency, the WCSP is very much in alignment with the proposed land use policies in this Land Use Plan element.

Cumberland County Planning Board
In 2002, the Cumberland County Planning Board assembled 13 planning documents in a report titled *Planning for the Future: A Summary of Cumberland County, Planning Initiatives*. The report establishes the County’s strategic plan for recommending future land use policy and growth management strategies. There are three major themes in the report: infrastructure, environment and economic development. A summary of themes and their relationship to the Land Use Plan Element is as follows:

**Infrastructure**

- *Cumberland County Traffic and Transportation Plan: Update 2001*
- *Cumberland County Bike Trail Study (2000)*
- *Cumberland County Wastewater Management Planning*

The major policies in this section are to design and maintain a safe and efficient roadway network and offer transit opportunities, including bicycle paths, whenever possible. This section also includes a discussion on wastewater management planning. In 1991, the Cumberland County Department of Planning and Development (CCDPD) assumed the role of the Wastewater Management Planning Agency for Cumberland County. The Wastewater Management Plan currently includes most of the proposed center within Hopewell Township, with the exception of its southwest corner. In 2006, the Township filed a request with the Agency that the Plan be amended to include the Township’s entire receiving area.

**Environment**

- *Cumberland County Delaware Estuary Study (1993)*
- *Recommendations for Managing Land Use Along the Lower Cohansey River (1998)*
- *Comprehensive Management Plan and Environmental Impact Statement for the Maurice*
- *National Scenic and Recreational River (2001)*
- *Cumberland County Farmland Preservation, Open Space, Parks and Recreation Trust Fund Plan (1996)*

The policies contained in the above environmental reports stress the importance of open space and farmland preservation, as well as environmentally responsible land use strategies. The Hopewell Township Land Use Plan mirrors these policies with its emphasis on farmland preservation and the protection of the Cohansey River corridor.

**Economic Development**

- *Cumberland County Intermunicipal Empowerment Zone (1998)*
- *Cumberland County Ecotourism Plan (1996)*
This section of the report offers a unique and viable direction for Hopewell Township to pursue in its economic development strategies: ecotourism. With the emphasis on land and resource protection in this Plan and the quality of the existing and future built development, an ecotourism plan is ideal for enhancing the local economy. Although this is not currently practiced by the Township, it is a recommendation of this Plan.

State and Regional Plans

The New Jersey State Development and Redevelopment Plan (2001)
Coastal Area Facility Review Act (CAFRA)
New Jersey Pinelands Comprehensive Plan

The Cumberland County report also includes sections on the above three state and regional plans, two of which are addressed in other sections of the Land Use Plan. Hopewell Township is not affected by the New Jersey Pinelands Comprehensive Plan.
Hopewell Township Development Transfer Plan Element

Table of Contents

SECTION ONE
1.0 Introduction to TDR in Hopewell Township………………………………….…1

SECTION TWO
2.0 Description & Build-Out Analysis of Sending Area………………………..1

Map 1   TDR Map
Map 2   Agricultural Soils map
Map 3   ADA/Farmland Preservation map
Map 4   State Planning Areas map

2.1 Description & Capacity of Receiving Area………………………………….…1

Map 5   TDR Receiving Area map w/environmental features
Map 6   Wastewater Management Area map
Map 7   Primary Tracts in the Receiving Area

SECTION THREE
3.0 Community Design………………………………………………………..….1

Map 8.  Land Use Plan

SECTION FOUR
4.0 Circulation ………………………………………………………………..….1

Map 9   Circulation map

SECTION FIVE
5.0 Open Space, Parks and Recreation ……………………………………….….1

Map 10.  Open space map

SECTION SIX
6.0 Population and Employment Projections

SECTION SEVEN
7.0 Community Facilities ………………………………………………………1

SECTION EIGHT
8.0 Implementation…………………………………………………………………..1
SECTION 1

INTRODUCTION

With the adoption of this Master Plan element, Hopewell Township is charting a bold new course for its future – one which recognizes that development is inevitable, but which creates a plan for channeling it into areas planned for growth while preserving the Township’s valuable agricultural and ecological resources.

This Master Plan demonstrates that the suburban sprawl which has consumed so many acres of farmland in other formerly rural municipalities need not be the dominant development pattern in Hopewell. Fortunately, although scattered frontage lots have been developed, the agricultural areas of Hopewell are still uninterrupted by major subdivisions. Consequently, there is a contiguity of agricultural lands in Hopewell which supports the viability of farming and is well worth preserving.

In 1999, the Whitman administration established a goal of preserving 1,000,000 acres of open space in New Jersey, including 500,000 acres of farmland. To help accomplish that goal, the Garden State Preservation Trust Fund was established to fund the acquisition of development easements and farmland in fee simple. As of 2006, nearly 150,000 acres have been preserved, but the goal of preserving 500,000 acres of farmland is still not in sight. And in a recent report published by Rutgers University indicates that open space and farmland is being consumed in New Jersey at a rate of 50 acres a day.\(^1\) To compound the problem, the Trust funds will likely be depleted by the end of the next state fiscal year. But even if another statewide bond referendum is introduced and approved by New Jersey voters, the cost and urgency to preserve farmland is too high to rely solely upon public funds.

The challenge for preserving farmland and open space therefore falls upon local governments to plan responsibly and manage land resources wisely. The transfer of development rights program meets that challenge by offering an equitable means to compensate landowners for the preservation of their farms. It also advances progressive planning principles by targeting only the most appropriate areas for growth and designs them as walkable neighborhoods and communities of place.

This Development Transfer Plan Element recommends the creation of a transfer of development rights program (TDR) in accordance with State Transfer of Development Rights Act, NJS A 40:55D-137. Such a program will complement local, regional and state investments in the Township’s farmland preservation program and is consistent with regional planning initiatives to direct growth in and around areas served by the Township’s public infrastructure.

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\(^1\) SPSS Report, give title and date
The purpose of the Hopewell Township’s TDR program is to identify, protect and preserve a large, relatively contiguous mass of farmland and direct future growth to a central location in the Township with access to public infrastructure. The former is referred to as the sending area and includes the entirety of the Township’s Agricultural Zone (A) and parts of the Agricultural Industry (A-I) zone. The latter is referred to as the receiving area and includes sections of the former Residential-2, Residential-3 and parts of the A-I zones, as further described below.

The primary goal of the TDR program is to protect lands best-suited for agriculture, which will foster the continued viability of agriculture in Hopewell Township. It is also intended to preserve natural features, ecological resources, and the native flora and fauna of the community. Other equally important goals are to accommodate future growth that minimizes the cost of public improvements, results in well-designed neighborhoods, provides a variety of attractive housing styles and sizes and is within walking distance to parks, recreation, shops and civic facilities.

**The Mechanics of a TDR program**

The primary components of a TDR program are its sending area and receiving area. The sending area is the area targeted for preservation. The receiving area accepts the development that would have occurred in the sending area, in addition to its own growth. The implementing documents for the program are the development transfer plan element, the development transfer ordinance and the design guidelines.

The TDR process works by landowners selling their development rights, or “credits”, to a developer or a TDR Bank. In return for selling their development rights, the land is restricted from being developed. Meanwhile, developers purchase credits from landowners in the sending area or from the TDR Bank. The developers use the purchased credits to construct residential development in the receiving area. The TDR master plan and ordinance set forth the procedural aspects of the transfer and the basic planning objectives and design guidelines. The advantage of a TDR program is that it uses the private market to compensate landowners for the preservation of their farms. Additionally, it prescribes a specific vision for the new development – a vision unique to the Township’s setting and character.

This element of the municipal master plan provides the framework for the municipality’s transfer of development rights (TDR) program. In accordance with the NJ Transfer of Development Rights Demonstration Act, NJSA 40: 55D-137, the development transfer plan element must include or address the following:

- An estimate of anticipated population and economic growth for the next 10 years
• A description of all prospective sending and receiving zones
• An analysis of how the anticipated population growth is to be accommodated in the municipality and in the receiving zones
• An estimate of existing and proposed infrastructure of the receiving zone
• A procedure and method to transfer development rights from sending to receiving zones
• Explicit planning objectives and design standards to govern the review of applications for development in the receiving zone.

Why TDR in Hopewell Township?
Why is a TDR program appropriate for Hopewell Township? There are many answers to this question, but perhaps the best answer is framed by the key concepts of the NJ State Plan. The State Plan encourages development to occur in core areas which are either already served by public infrastructure or to which infrastructure can readily be extended consistent with the State Development and Redevelopment Plan guiding principles. The goal is to minimize sprawling, low density development across the State’s precious natural resources – prime farmland, forests and environmentally sensitive lands.

Hopewell Township is a microcosm of the State Plan because it has an established core area of historic growth with public infrastructure surrounded by expansive farmland and wildlife habitats of regional and statewide importance. Using a TDR growth management strategy, the farmland and habitats can be preserved through private market initiatives thus reducing or eliminating reliance on costly public acquisition for preservation. In early 2005, the Township applied and received a Smart Future Grant from the NJ Department of Community Affairs and a grant from the NJ Transfer of Development Rights Bank to help fund the necessary planning studies for a Transfer of Development Rights (TDR) Program.

Participatory Process
An important element of any planning process is to reach out to the residents who will be affected by the proposed plan. This is particularly important for TDR, which is a complex program that takes considerable time to understand. Hopewell Township kick-started its participation in the planning process through a series of public meetings and workshops. These events provided an opportunity for residents to learn about TDR and to provide input on how the program should be designed.

These images portray the environment before development, development using conventional development standards, and development in the form of centers or receiving areas. (Courtesy of the NJ Office of Smart Growth)
TDR program in April, 2005 with a public forum. The Township’s planning consultant presented a slide show depicting the merits of a TDR program, with references to a prototype under construction - Old York Village in Chesterfield Township. The slides depicted the benefits of preserving farmland and environmentally sensitive lands while at the same time maintaining landowners’ equity. The presentation also illustratively depicted how the Township could design new neighborhoods so that they would be context-sensitive and unique to Hopewell Township.

Illustrative presentations such as these were held throughout the TDR planning process. This visual display was important for residents and local officials to fully grasp the TDR concepts. Meetings and public forums were held quarterly to provide updates on the planning process and to solicit public input. The meetings were advertised through flyers, newspaper coverage and public announcements.

In late 2005, Township planning consultants prepared a build-out analysis of the proposed sending area and presented it to the Township’s Agricultural Advisory Committee and TDR Steering Committee for comments. The latter was a group of residents appointed by the Hopewell Township Committee to guide the TDR process and function as liaisons between Township officials and the public. The former is a group that advises the Township on agriculture and farmland preservation issues. These groups identified the initial sending and receiving areas and discussed an overall vision for the Township. The recommendations were presented to the general public at several public forums for comments. In response to these comments, revisions were made to the plan and are reflected herein.

At public meetings held in 2005-2006, the comments of community residents fell into the following three major categories: density, context and transitions. Many residents were concerned about the idea of 2-3 units per acre density. Even though this density is the same as that which currently exists in the Township, residents had difficulty visualizing the new development and were concerned that they would lose the small town character for a new urban development. Other public comments focused around the context of the new development and the need for transition areas between the perimeter of the new development and surrounding uses. This latter comment referred particularly to the larger lot sizes north of the receiving area boundary. These comments were incorporated into the design guidelines and overall vision of the receiving area.

The TDR planning process in Hopewell Township exceeded its original schedule of 12-18 months by a whole year. In hindsight, the delay was fortuitous because the extra time afforded residents and local officials the ability to fully review and understand the program’s potential impact. The Township offered numerous public meetings on the TDR program at which graphics and visual presentations were provided. The meetings were open and transparent so that residents could learn more about the merits of the program and its potential benefits to the community.
SECTION 2

HOPEWELL SENDING & RECEIVING AREAS

The Hopewell Township sending and receiving areas have been identified in accordance with the rules and criteria promulgated by the State Transfer of Development Rights Act. The identification of both the sending and receiving areas were derived from the Township’s current land use patterns and prior Master Plan, as shown on Map 1.

Hopewell Township is a blueprint for the center-based development patterns of transfer of development rights (TDR) programs and smart growth planning principles. The core of the development in Hopewell is centrally located and abuts the City of Bridgeton, a regional center to the east. Public infrastructure, which includes existing sewer service for Hopewell Crest School and Route 49, is available from the City. This core area of the Township is the proposed receiving area. The sending area boundary follows the Township’s large, contiguous mass of undeveloped lands – the Agricultural District. While this area is mostly dedicated to agriculture, the southern edge of the District is encumbered by tidal wetlands and provides critical habitats for a wide variety of wildlife species, some of which are threatened and/or endangered.

2.1 Sending Area – Qualifications and Description

The sending area of Hopewell Township is an agricultural district of regional and statewide importance. Located primarily within the Township’s Agriculture Zoning District and in a small portion of the Agricultural Industry Zoning district, the sending area lies within the Cumberland County’s Agriculture Development Area (ADA), indicating it is an area with a strong likelihood of remaining in agriculture. The State of New Jersey has also targeted this as an area of significant agricultural resources; the State Agriculture Development Committee (SADC) approved 2,665 acres of farmland preservation applications and contributed nearly 75% of the cost of the easements. In 2006, the SADC allocated an additional $1.5 million to the Township of Hopewell for the preservation of farmland under the Planning Incentive Grant (PIG) program.

Local planning policies support agriculture as a primary use in the Agriculture and Agricultural Industry zoning districts. Both zoning districts reflect the area’s contiguity of farmland, density of productive farm operations and the predominance of prime and statewide important soils (Map 2). The pre-TDR zoning in these districts restricts new development to “frontage lots” to avoid disruption of farm operations. Preserved farms and farms targeted by the Township for farmland preservation are noted in the Township’s Farmland Preservation Plan adopted.
Map 1. Hopewell TDR Map
Hopewell Township, Cumberland County, NJ February 2007

Legend
- CAFRA Boundary
- Existing Sewer Service Area
- Proposed Sewer Service Area
- Wetlands
- Preserved Farmland
- Preserved Forest

Sources:
Cumberland County GIS Department
Base Map Source: Civil Solutions, May 2005
Parcel Source: Hopewell Township
Map 2. Important Farmland Soils
Hopewell Township, Cumberland County, NJ  2007

Legend
- Prime farmland: 13,462.03 acres (44.49%)
- Farmland of statewide importance: 2,202.2 acres (6.29%)
- Farmland of unique importance: 2,285.96 acres (11.98%)
- Not prime farmland: 486.33 acres (3.08%)
- Other: 66.45 acres (2.39%)

Sources: This map was developed using New Jersey Department of Environmental Protection Geographic Information System and NJDOT digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.
Parcel Source: Hopewell Township
Base Map Source: Civil Solutions, May, 2005
in 2005, and depicted on Map 3. The Township has since identified the farms surrounding the proposed receiving area as a priority area for preservation, although nearly all of the farms in the sending area would be considered highly suitable for preservation.

Finally, the sending area has been identified in the New Jersey State Development and Redevelopment Plan (SDRP) as Planning Area 4, a Rural Planning Area. (See Map 4) Rural Planning Area 4 is defined in the SDRP as the countryside of New Jersey where “large masses of cultivated or open land surround rural Regional, Town, Village and Hamlet Centers, and distinguish other sparse residential, commercial and industrial sites from typical suburban development.” According to the SDRP, “development and redevelopment in the Rural Planning Area should be encouraged in well-defined Centers located and designed to achieve the area’s Policy Objectives. (...) The Environs should be protected from the impacts of Center development and should be maintained as open land, either in cultivation or a natural state.” The proposed sending area is compatible with this SDRP designation.

The boundary of the sending area generally follows the boundary of the Agriculture zoning district and consists of approximately 12,000 acres. In addition, a small portion of the Agricultural Industry District just east of Cubby Hollow Road is also included in the sending area. The sending area complies with NJSA 40:55D-144, a.(1), which requires that it be characterized primarily by agricultural lands, with some woodland and floodplain, on which development activities are restricted or precluded by duly enacted local laws or ordinances.

2.2 Sending Area – Build-Out Analysis
The TDR Act requires an analysis of the development potential in the sending area so that the size and density of the receiving area can be designed accordingly. To determine the development potential, alternative build-out analyses of the sending area were prepared using both the existing zoning (1.5 acre frontage lots) and a presumptive eight acre cluster zoning, whichever yield was greater for each individual parcel. The former reflects the Township’s current zoning and landowners’ expectations about historical build-out potential. The latter is the anticipated TDR base zoning which assigns value to developable lands regardless of road frontage. Based upon this “either/or” formula, the build-out of the sending area is approximately 1250 residential units.

Since the TDR program is intended to be voluntary, practical considerations must be afforded to landowners if they are to transfer development credits rather than develop their land. Consequently, the “either/or” formula for calculating the build-out potential was adjusted to a “combination” formula which uses both the frontage lot zoning and eight acre zoning. This credit formula provides, on average, a bonus density to landowners, which provides an incentive to transfer credits rather than build on-site. Using this formula, the estimated number of development credits is 1850.

As an additional incentive to minimize development in the sending area, vacant frontage lots that are existing prior to the adoption of the development transfer ordinance will be
Map 3. Farmland Preservation

Hopewell Township, Cumberland County, NJ    February 2007

Clarke Caton Hintz
Architects
Planners
Landscape Architects

Legend
- PIG Target Areas
- Preserved Farmland

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.
Base Map Source: Civil Solutions, May 2005.
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized. Base Map: Source Civil System, May 2005.

Map 4  State Planning Areas
Hopewell Township, Cumberland County, NJ  February 2007

Legend
- Metropolitan
- Rural
- Park
- Suburban
- Environmentally Sensitive
- CAFRA Boundary

Clarke Caton Hintz
Architects
Planners
Landscape Architects
assigned double the number of credits they would have otherwise been assigned. This policy is anticipated to increase the build-out figure by another 100 credits for a total of 1950 credits.

The transfer ratio is another key concept in the build-out analysis. The transfer ratio in Hopewell Township is 1:1 which means that each development right in the sending area is equivalent to one residential unit in the receiving area regardless of type, eg single family, attached single family or multi-family. This transfer ratio is consistent with the recommendations of the Township’s Real Estate Market Analysis. Consequently, the estimated 1950 development rights that might be generated in the sending area would be equivalent to 1950 housing units in the receiving area, regardless of housing type.

2.3 Receiving Area - Description
The Hopewell Township receiving areas has been identified in accordance with the rules and criteria promulgated by the State Transfer of Development Rights Act. The receiving area includes portions of the existing R-2 and R-3 residential zoning districts and a portion of the Agricultural Industrial district. This area meets the statutory criteria as follows:

- it is a sufficient size to accommodate all of the development potential of the sending zone
- it has current or planned access to public infrastructure; and
- it can realistically accommodate new growth and reflects the need for short term and long term housing needs as evidenced by the Township’s Real Estate Market Analysis and the actual increase of growth trends in the regional area.

The receiving area is suitably located because of its proximity to public infrastructure and existing development. The area is bound by Sewell Road to the north, Barretts Run Road to the west, Trench Road to the south and the municipal boundary to the east. The area is not without environmental constraints; there are several stream corridors and wooded areas in the receiving, as shown on Map 6. But these areas can be preserved as parks and greenways for the enjoyment of local residents. The majority of the receiving area is located within the Cohansey River Basin Wastewater Management Plan, as noted on Map 6. The southwest corner of the receiving area is not with the Wastewater Management Plan, but the Township intends to file an amendment to the Plan to include it. For the areas that are currently within the Wastewater Management Plan but are not yet served by sewers, public sewers will be extended as needed in accordance with the Township’s utility plan element. Public water will also be provided to the receiving area in accordance with the utility plan element.

2.4 Receiving Area – Credit Capacity
In accordance with NJSA 40:55D-145, the receiving area must be “appropriate and suitable for development and shall be at least sufficient size to accommodate all of the development potential of the sending zone.” Accordingly, the receiving area was analyzed for its ability
Map 5. Environmental Conditions
Hopewell Township, Cumberland County, NJ  February 2007

Legend
- CAFRA Boundary
- Forest Cover
- 50' Wetland Buffer
- Existing Sewer Service Area
- Preserved Farmland

Clarke Caton Hintz
Architecture
Planning
Landscape Architecture
Map 6. Sewer Service Area

Hopewell Township, Cumberland County, NJ  February, 2007

Legend
- CAFRA Boundary
- Proposed Sewer Service Area
- Existing Sewer Service Area

Source: Cumberland County GIS Department
Base Map Source: Civil Solutions, May, 2005.
to accommodate new credits. There are nine primary tracts in the receiving area totaling approximately 1,300 acres, as shown on Map 7. The recommended density for the parcels north of Greenwich Road is two units per acre. The recommended density for the area south of Greenwich Road is three units per acre. Using these densities, a credit capacity was determined by subtracting the existing by-right density from the new 2-3 units per acre density. The result is a capacity to accommodate 2300 credits from the sending area, which sufficiently provides for the estimated 1950 credits.

In addition to the nine primary tracts mentioned above, any parcel of land abutting these tracts is eligible to develop at the TDR densities using credits. In addition, parcels that are a minimum of 20 acres are eligible to participate in the TDR program using credits from the sending area.

There are two new zoning districts proposed for the receiving area. The Planned Village District (PVD) is proposed for north of Greenwich Road at two units per acre. The Planned Village District –Adult (PVD-A) is proposed for the south of Greenwich Road, at a density of three units per acre density. The PVD-A district is limited to age-restricted adult communities.

Design guidelines will be an important planning tool in the receiving area to ensure that the master plan goals and objectives are achieved and the community vision is realized. The guidelines should address the existing context of the receiving area, the organizing structure of existing and proposed development and specific design principles that address the streetscape, natural resources and public realm.
SECTION 3

COMMUNITY DESIGN PLAN

The receiving area has the potential to become a very special place in Hopewell Township. The build-out will certainly increase the Township’s population, but with careful attention to design and details, the new neighborhoods will fit comfortably into the Township’s rural character and provide an extraordinary place to live, work and recreate.

The following discussion on community design reviews the important considerations for planning and designing the future of Hopewell Township. The recipe is simple and pays homage to the past. The strength of the Township’s character is its natural features – farmland, open vistas, wooded areas and streams and the Cohansey River and its tributaries. The character of the built environment is similar – a straight forward design with a reverence for the natural environment. This balance of natural landscape and the built environment should drive the future design of Hopewell Township and the receiving area. That design is further informed by the community’s vision and the visual and physical context of the receiving area and its environs. Attractive housing, inter-connected neighborhoods, preserved natural features and community-wide active and passive recreational facilities are just some of the many intended benefits of the new receiving area.

Hopewell Township Planning Objectives

1  Balance the need to accommodate future residential growth with the need to protect farmland, open space and environmentally critical lands – all of which contribute to the unique character and economy of Hopewell Township.

2  Encourage compact development patterns in areas with access to existing or future utilities and infrastructure. Limit the extension of public water and sewer facilities to established neighborhoods and the receiving area.

3  Encourage the use of innovative planning and design techniques that result in the development of new neighborhoods that are compatible with the character of Hopewell Township.

4  Encourage a variety of housing sizes and styles for all ages and income levels and provide for the Township’s fair share of the regional need for low and moderate income housing.

5  Implement a zoning approach to farmland preservation that protects landowner equity through the assignment of development credits.
6 Minimize the reliance on the motor vehicle and shorten vehicular trips by improving pedestrian connections and decreasing the distance between residences, retail and service businesses, schools and civic facilities.

7 Provide a vision for the physical development of Hopewell by identifying the desired quality and amenities of new development in community design principles and design guidelines.

8 Encourage the creation of walking and cycling trails that connect residences with scenic, recreational, civic and commercial facilities.

9 Encourage the protection of environmentally sensitive lands included wetlands, stream corridors, unique vistas, wildlife habitats and the Cohansey River Corridor.

10 Encourage the creation of a compact, mixed-use center along Route 49 that functions as Hopewell’s town center.

3.1 Community Vision Statement

Hopewell Township’s vision statement translates the above planning objectives into a multi-dimensional image for further clarity. The statement is accompanied by design objectives, sketches and photographs to fully illustrate the desired look and function of the new community.

VISION STATEMENT

Hopewell Township is a community where town and country meet and residents enjoy the best of both worlds. The success of the community lies in the Township’s sustainable land use policies. Elements of historic buildings and landscapes are carried over into the design of new neighborhoods; land that had been farmed for generations has been preserved for future generations; and wildlife habitats and natural resources are protected through both public acquisition and private stewardship.

Amidst this rich landscape are the residential neighborhoods of Hopewell characterized by their openness and preservation of natural features. Parents watch their children laugh and safely play in the neighborhood parks and village greens. Schools are within walking distance or a short drive. The extensive park system and network of trails provides recreation and social activities for residents of all ages and income. Complementing this quality of neighborhood is the redevelopment of Shiloh Pike as the “Main Street” of Hopewell, offering local goods and services in an attractive setting that is easily accessible by foot, bicycle or vehicle. Residents recognize these unique attributes of their community, reflecting a civic pride unsurpassed by other communities.
### 3.2 Context of the Receiving Area

In addition to the community’s vision for the receiving area, an analysis of its existing structure and physical context provides further direction for planning and designing future development in Hopewell. The existing design context of the receiving area includes major roads, natural features and clusters of residential and commercial uses. Shiloh Pike, or Route 49, is a State arterial highway that bisects the receiving area in an east/west direction, connecting travelers to Bridgeton and State Highway 55 to the east and to Shiloh Borough, neighboring rural communities and eventually Route 77 to the west. Other major corridors include Barretts Run Road and West Park Drive, both of which are north-south routes that function as collector roads, collecting traffic to and from Shiloh Pike and local roads.

In addition to the existing road network, the receiving area is organized by three corridors of streams, woods and/or former railroad lines, which run in an east-west direction and separate the receiving area into thirds. The corridors reflect the area’s rural attributes and serve as attractive edges of the receiving area. Another open space feature is Mary Elmer Lake Park, which anchors the northeast corner of the receiving area.

### 3.21 Existing Land Uses

A small commercial area on Shiloh Pike just east of West End Drive lies within the center of the receiving area and may be considered the center of the town. This area consists of various non-descript one level structures at sprawling, low densities. The municipal building is within this area. Other uses include restaurants, a small retail strip mall, a feed store and service station. A second retail mall was recently approved by the Township in late 2006. Other freestanding commercial and large office uses occur on the highway outside of this center in a dispersed, low density pattern. In the southern most edge of the receiving is unique, albeit small, cluster of commercial uses on Trench Road near Dutch Neck Road. Dutch Neck Village is a hamlet of residential-style buildings centered around a central green. The small scale and attention to natural materials and vegetation is appealing in the rural environment.

There are two clusters of residential development in the receiving area on either side of Shiloh Pike. One of the clusters of residences occurs around Mary Elmer Park in the northern part of the receiving area. The homes are predominantly ranch styles built in the 1960s and situated on approximately ¼ - ½ acre lots.
The neighborhoods are loosely based upon a grid pattern, although there are curvilinear roads around the park.

The other cluster of residences is located around the former elementary school on Barretts Run Road south of Shiloh Pike. (The school has since been converted to senior apartments.) These homes are also predominantly ranch-style, although on smaller lots, typically less than a ¼ acre. The neighborhoods are also based upon a grid-like pattern. With few exceptions, the existing neighborhoods are noted for the abundance of mature trees and natural features.

### 3.22 Architectural Context

The architectural context within the receiving area is limited to a narrow period of ranch-style construction dating back to the 1950s-1960s. Since these neighborhoods do not represent examples of the Township’s broader vernacular styles, this Plan takes an expanded look at the Township’s historic architecture.

There are three types of housing found in the Hopewell Township area that are representative of its past and current trends: a simple colonial two-story structure; a stacked house; and a cape cod.

The colonial house pictured on this page is representative of the typical size and style of homes in Hopewell Township and Cumberland County in the late 18\textsuperscript{th} and early 19\textsuperscript{th} century. The simple massing is also reminiscent of the Quakers’ brick patterned houses which echoed the same simple style, but in patterns of brick. Both of these colonial style homes are found in the village of Roadstown on the western boundary of Hopewell.

Stacked houses were common in Hopewell and throughout South Jersey in the 19\textsuperscript{th} century\textsuperscript{2}. Many of the homes were designed originally as a simple colonial structure and new one story additions were constructed when they became necessary. Other stacked houses were designed initially with the two story main building and one story additions. The Cape Cod style home is also found throughout the Township in varying sizes. As with the other homes, it is a modest-sized home with colonial influences, including gable roof lines and dormers.

3.3 Design Objectives

To ensure that the receiving area reflects the unique qualities of the community, the following design objectives have been identified to guide future development and help implement the community’s vision.

3.31 Create a sense of place in all neighborhoods

Create a sense of place for all neighborhoods by providing an organized network of roads, vistas, landmarks, unique architecture and public open space that collectively signal a special place.

Design parkway entrances as gateways with formal plantings and neighborhood signage, indicating a sense of arrival.

Preserve existing historic structures and incorporate them into the design of new neighborhoods.

Provide visual interest and diversity in the neighborhoods by avoiding look-alike housing and alternating footprints, types and setbacks of houses.

3.32 Preserve and protect natural features

Preserve the significant natural features of the site for public enjoyment, including the three stream corridors and large contiguous areas of mature trees or forests.

Identify important natural features to be preserved in neighborhoods and strategically locate future housing sites around them.

Designate stream corridors, former railroad beds and wooded areas as preserved open space for public use.

Provide highly visible access to all public areas, trails and open space.

Preserve vegetation and trees along existing street corridors to retain the rural elements.

Incorporate existing trees, topography and other natural features into the site planning for new development.
Provide new landscaping of visual interest throughout all of the four seasons.

Protect riparian buffers along stream corridors to minimize impacts on water quality and wildlife habitats.

3.33 Provide a variety of housing types and styles

Offer a variety of housing types and sizes to appeal to an array of tastes, styles and affordability.

Provide housing styles with connections to the region’s vernacular architecture.

Offer a variety of housing sizes and styles within a single block.

These new colonial homes have a variety of facades, all of which are compatible with Hopewell Township’s vernacular architecture.

Multi-family structures should be creatively designed to blend into the landscape, as in this example.

3.34 Provide a network of bicycle and pedestrian connections

Provide safe and attractive bicycle and pedestrian connections between homes, neighborhoods, open space and recreational facilities, civic buildings and the town center.

Design a comprehensive system of sidewalks that encourages walking to nearby destinations.
Provide bicycle trails throughout open space corridors, along scenic road corridors and to and from neighborhoods and the town center.

3.35 Provide an extensive system of parks and recreation

Offer an accessible system of parks and recreational areas for residents of all ages.

Provide small playgrounds within walking distance of homes

Provide neighborhood parks and village greens that can accommodate a variety of leisure and recreational opportunities.

Design stormwater management basins as attractive elements of open space and recreational areas.

Design for higher density housing around village squares due to their larger size and scale.

3.36 Design for spontaneous and planned social opportunities

Encourage social-engaging environments and amenities that foster planned and spontaneous interactions.

Provide seating areas in all parks and playgrounds for rest and leisure as well as social interaction.

Provide porches on houses

Bring houses closer to sidewalks
3.37  Design for Context and Compatibility

Design new neighborhoods that are compatible with existing neighborhoods and land uses.

Provide edges along all property lines that are sensitive to the adjoining land uses.

Provide areas of transition between significant changes in density and/or lot sizes.

Design houses so that their fronts or sides face perimeter roads, rather than their backs.

3.38  Create functional and attractive streetscapes

Provide streetscapes that accommodate all modes of traffic and function as outdoor rooms, as well as public right-of-ways.

Provide a variety of housing styles on each block for visual interest and an organic character.

Provide varying lot widths similar to historic villages and hamlets.

Provide tree-lined streets for climate control, aesthetics and traffic calming purposes.

Minimize the dominance of garages upon the streetscape by recessing them behind houses and/or placing them in rear yards with back alley access.
Parkways that parallel open space areas should be single-loaded, or designed with houses only on one side of the road. This helps protect the view and public access of the open space.

Provide a coordinated system of streetlights, crosswalks and signage throughout the neighborhoods in the receiving area.

Create a system of parkways that parallel stream and wooded corridors and function as the primary access roads in new neighborhoods.

Design parkways as tree-lined boulevards for grand entries to the neighborhoods and single-loaded streets along open space corridors to protect views and public access.

5.2 Future Town Center

A new town center in Hopewell Township has the ability to formalize the Township’s identity and create a sense of place that is unique to the community. Currently, there is no “downtown” in Hopewell Township. Commercial development occurs along Shiloh Pike, but its linear, low-density pattern provides few goods and services. The community has historically used the City of Bridgeton and other neighboring towns for shopping and services.

The Township’s 2004 Re-examination Report suggests that the area on Shiloh Pike centered around the West Park Drive intersection be considered as a future town center. This is an ideal section of the highway because of its central location and its proximity to existing and planned residential development. Most of the properties in this area have already been developed at low densities. It is recommended that the area be redeveloped at a density similar to typical small towns and villages. The center would be a mixed use development and ideally include retail shops, restaurants, local services and offices on the first floors. Live-work units and apartment residences should be provided on the second floor.

The town center should be designed in a style similar to the commercial buildings of Roadstown and Dutch Neck Village. These commercial prototypes resemble – and some are derivatives - of
residential architecture and provide a comfortable human scale for shoppers and residents. Another important element of the town center is the public realm which should serve the public’s needs not only for active shopping, but leisurely activities and social engagements. As such, considerable attention should be given to the spatial relationships between buildings and open space to provide a multi-functional area for shopping, leisure, and social and civic engagements. To achieve this goal, it is recommended that the town center focus around a central green or public open space that serves as the area’s focal point and center of activity. The creation of a town center will require additional studies to determine the most appropriate layout and design.
SECTION 4
Circulation

The goal of the circulation plan is to provide a safe, efficient and attractive transportation network. The emphasis of this plan is on multiple forms of mobility, pedestrians, cyclists and vehicles, referred to as a multi-modal approach to transportation. Such an approach complements the Township’s vision of creating walkable neighborhoods and minimizes the potential impact of traffic and development on the landscape.

4.1 Existing Circulation
The existing transportation system provides the framework for designing future roads and paths of mobility. The hierarchy of roads in Hopewell Township begins with Shiloh Pike, also known as Route 49, which is the only State highway in Hopewell Township. Shiloh Pike travels in an east-west direction bisecting the receiving area. It is an arterial highway and provides a regional connection to and from destinations outside of Hopewell Township. It also accommodates local motorists by receiving traffic from County and local roads and providing direct access to commercial businesses and residences. This multiple function is typical of rural and suburban highways.

County roads in Hopewell serve as both access and collector roads by providing direct access to farms and residences and collecting traffic from lower classification roads and connecting them to the highway. Local roads primarily serve as access roads. In addition to these functions, both County and local road corridors contribute to the Township’s character, reflecting a rural, relatively undeveloped landscape with open views and a predominance of natural vegetation.

The paths for pedestrian and bicycle traffic in Hopewell are not as well-defined as the roads for vehicular traffic. Sidewalks, bicycle routes and off-road trails are scattered throughout the Township, but are not coordinated with destination places. Sidewalks are provided in a few developments, but the density is generally too low to incur much pedestrian traffic. Although sidewalks are provided on one side of Shiloh Pike, they do not connect with the residential neighborhoods behind them. A bicycle route has been established by the County Parks Department on Roadstown Road and other routes have been proposed by the Hopewell Township Environmental Commission and are still pending.
4.2 New Road Circulation
In the receiving area, new roads will consist of parkways, local roads and alleys. Parkways will serve as the primary roads carrying traffic from new developments to the outer road network. They function as collector roads taking local neighborhood traffic to the County road system, but the speed limit is much lower than the County’s collector roads. At County road intersections, the parkways will be punctuated by gateways to accent the entrance to the neighborhood. In areas where the parkways parallel scenic views, such as the farms in the sending area or greenway corridors, the roads should be single loaded with the homes facing the views. (See the plans and cross-sections for both types of parkways at the end of this section.) Local roads are a lesser classification than the parkways and provide access to housing. Alleys are small roads located at the rear of some housing units for backyard and garage access.

The majority of the traffic flow in the receiving area is expected to utilize Route 49 for commuting and shopping. The north-south roads that carry the residential traffic to Route 49 include Barrett Run Road and West Park Drive. Barrett Run Road could be subject to a significant increase in traffic because it is the only north-south connection in the southern half of the receiving area. West Park Drive currently serves the northern section of the receiving area and is recommended to be extended south of Route 49 to evenly distribute traffic and minimize the potential impact on Barrett Run Road. A third north-south connection, south of Shiloh Pike, should be considered for the future near the Bridgeton border for traffic heading east towards the City and to avoid excessive traffic in the proposed town center.

Within the new neighborhoods, traffic should be evenly distributed on streets to avoid the overuse of any one intersection. For this reason, grid patterns should be used wherever possible and cul-de-sacs should be avoided. New roads should connect to existing roads, when possible, to provide a complete circulation route.

The town center concept mentioned in this plan will alter the current function of Shiloh Pike, increasing its role as an access road in addition to its arterial and collector functions. The design of the highway should be reevaluated for this new role. The overall goals would be to alert highway drivers to an approaching destination place and to permit the combination of drive-thru and slow/exiting vehicles. Aesthetic and geometric improvements to the road corridor can satisfy both of these goals. For example, the section of the highway within the town center could be redesigned as a tree-lined boulevard creating a visual landmark for approaching vehicles. The town center could then be designed as a main street or village green on an intersecting loop road. Bump-outs, chokers, and other traffic-calming devices protect slowing vehicles and parked cars from faster moving vehicles. Other design options are possible with varying benefits and impacts.

4.3 Bicycle and Pedestrian Circulation
Bicycle and pedestrian circulation is important for walkable communities, recreation, mobility and reducing the overall reliance on the automobile. To provide for pedestrian circulation, sidewalks should be provided on all new roads in the receiving area and all other existing roads
that provide direct connections to the town center, local parks and open space trails. Bicycle routes and bike trails should be provided in the receiving area and clearly signed. The distinction between bicycle routes and bicycle trails are that routes are on-road provisions and trails are off-road paths, typically made of asphalt or compacted crush stone. The bike trails are also used typically used as pedestrian paths. The bicycle trails on Map 8 depicts a loop that serves all future neighborhoods in the receiving area and is easily accessible from existing neighborhoods. The proposed trail is entirely an off-road circuit that parallels new and existing roads and ventures into the open space corridors before it loops back into neighborhoods.
Map 9. Circulation Plan
Hopewell Township, Cumberland County, NJ
Street Diagrams

Parkway and Neighborhood Street
Parkway Section

Neighborhood Street Section
Collector Road (Minor)
SECTION 5

Open Space & Recreation

Parks and open space play an important role in the quality of life for people of all ages. People naturally enjoy the outdoors, scenic views, and both passive and active recreational activities. This plan recommends a comprehensive open space, parks and recreation plan in the receiving area for both existing and future residents. These open space and recreational facilities may be divided into three categories to reflect their utility and desired function:

- Passive open space
- Active community park facilities
- Neighborhood parks

Lands should be set aside in the receiving area as permanent open space for passive enjoyment such as walking, sitting and observing views and people. In the receiving area, surface water, wetlands and forested areas should be designated and reserved for long term protection. These areas include Barrett Run - the wooded stream corridor just south of Sewell Road and the two stream and wooded corridors north and south of Greenwich Road, both of which include former railroad beds. These three corridors drive the new design structure in the receiving area by providing focal points and scenic vistas. The corridors should be connected to existing and future greenways outside of the receiving area and, if appropriate, through neighboring municipalities.

Active park facilities provide structured play for young people, such as basketball courts, baseball fields and tennis courts. The Hopewell Crest School and South Cumberland Little League Association both provide active park facilities. Neighborhood parks in the receiving area should include playgrounds and open areas for impromptu sports and activities for people of all ages. Tot lots provide active recreation for pre-school and younger elementary school children. Larger neighborhood parks are suitable for playgrounds and open fields for older children. These are areas that are large enough for a Frisbee contest, but not as large as a football field. Village squares are popular for older children and adults for leisurely activities and socializing. These areas should be large enough for an occasional softball game, but traditionally used as a gathering place for less active recreation.
In addition to the above parks and recreation, the edges of the receiving area are a unique open space that offer scenic and recreational opportunities, depending upon their location and adjoining land uses. The outer edges that abut County roads and existing residences should be densely lined with shade trees so that, although permeable, they create a closed, natural edge. The edges of the receiving area across from existing farmland in the sending area should be planted with two parallel rows of trees to form a high canopy. A bicycle trail should line the interior the tree rows, meandering along the outer edge of the receiving area. Housing along these “open” edges should face the outer edge, but access must be provided through interior roads or rear alleys. Illustrative plans and section of both of these edge concepts are included in the previous Circulation section.
Map 10. Open Space Plan
Hopewell Township, Cumberland County, NJ

- Receiving Area Boundary
- Proposed Bikeway / Pedestrian Trail
- PVD (≤ 3 DU/Acre family units)
- PVD-A (≤ 3 DU/Acre age-restricted units)
- Open Space/Stream Corridors
SECTION 6

Population and Employment Projections

Population and employment projections are a useful planning tool for predicting community needs, services and facilities. However, projections are only as reliable as the assumptions upon which they are based. Due to the relative novelty of a municipal-wide transfer of development rights program, predictions about the rate of growth are merely best-guess scenarios. Market forces and public policies at every level of government could conceivably influence the volume and rate of growth in Hopewell Township. The Township’s Real Estate Market Analysis contributes to the reliability of the projections, but even the Analysis is based upon certain assumptions in a relatively unknown territory.

6.1 Population Projections
The population projections in this Plan are excerpted from the Township’s Housing Plan, which were based upon prior approvals, projected housing developments/developable lands, local zoning, and the market’s absorption rates, as indicated in the Hopewell Township Real Estate Market Analysis. The projected housing developments are as follows:

Hopewell Township approved two residential developments in 2006 - LBL Development and Hopewell Crest Phase I – both of which are expected to receive certificates of occupancy over the next 3-4 years. These two development total 80 housing units. An additional five categories of developments are anticipated for construction and occupancy by 2013. Hopewell Crest Phases II and III are planned for the north section of the receiving area, for a total of approximately 300 housing units.

Additionally, numerous TDR developments are expected to be approved in the south section of the receiving area after the program has been up and running for a few years. This growth is expected to generate about 140 housing units. Outside of the receiving area, an affordable housing site is planned for 46 housing units, which is planned for construction on or about 2009-2010. Also outside of the receiving area, it is expected that a minimal amount of development will occur, including a recently approved subdivision, for an additional 40 housing units. In summary, the total projected housing units for the period 2006-2013 is 606. Table 1 reviews the

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<td>1. Total Projected Housing Starts 2006-2013</td>
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<td>2. Net Housing Starts in 2004-2005</td>
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<td>3. Total Projected Housing Starts 2004-2013</td>
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<td>4. US Census household size</td>
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<td>5. Total Projected population 2004-2013</td>
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<td>6. Estimated 2003 population</td>
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<td>7. Population projection for 2013</td>
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<td>5.</td>
<td>4,598</td>
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<td>6.</td>
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<td>7. 6,206 persons</td>
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Source: US Census, Hopewell Township Construction Office Calculations by Clarke Caton Hintz

methodology for translating the growth projections into population projections by using the US Census-derived household size. Accordingly, Hopewell Township’s population projection for 2013 is 6,206 persons.

6.2 Employment Projections

Hopewell Township has experienced relatively little nonresidential development in the last few years. This is largely attributed to its remote location and distance to population (labor force and consumer) centers. The Township recently constructed the infrastructure for a business park with direct access to Shiloh Pike, but after two years of having been completed there has been little interest by developers or tenants. The future town center offers potential for commercial development, however, the timeframe is still long-term given the area is already developed and would require a significant amount of investment for redevelopment.

Given the previous years’ typical development and the areas currently zoned for non-residential development, the employment projection for the period 2005-2013 is 210 new jobs. This figure is based upon projected retail development in and around the town center, office growth, public assemblies (eg. churches) and a new school on or about 2012. The 210 new jobs combined with the South Jersey Transportation Planning Organization (SJTPO) 2005 employment projection of 276 produces a 2013 projection of 486 jobs. The SJTPO released population and employment projections for a similar period, 2005-2015, however, the projections did not account for the Township’s pending transfer of development rights program.
SECTION 7

Community Facilities

Community facilities refer to the governmental and emergency services that provide for the health, safety, and welfare of the Township’s residents. In Hopewell Township, the basic governmental services are provided at the municipal building on Shiloh Pike. This building is home to the Township Committee, Municipal Clerk, Board of Health, Tax Department, and Planning Board, which is located in the planned “town center”.

The Hopewell Crest district school is located on Sewell Road in the northern section of the receiving area and includes K-8 classrooms. High school students attend the Bridgeton Regional School. Other community facilities include a senior citizens building constructed in the Township business park off Shiloh Pike. Currently there is one firehouse in the Township; police services are provided by the State Police; and rescue services are shared with adjoining municipalities.

As Hopewell Township continues to grow, community facilities must be assessed for their adequacy to accommodate the increasing population. A preliminary assessment indicates the following facilities will likely be necessary within the next 10-12 years:

- As of the date of this Plan, the Hopewell Crest School has an enrollment of 550 students and an excess capacity of 150 students for a total capacity of 700 students. The need for a new school was analyzed by first estimating the number of school children that might be generated by new development in the Township. Approximately 2/3rds of the Township’s receiving area will be zoned for new family housing units. Using a set of assumptions regarding housing type and number of bedrooms and applying the New Jersey Demographic Multipliers prepared by the Rutgers Urban Policy and Research Center (2006), the build-out analysis indicates approximately 720 new district students will be generated by new development over the next 10-15 years. If 150 of the anticipated 720 students attend the Hopewell Crest School, there will be a need for one more district school for the remaining 570 students.

  The above assessment is conceptual and the analysis is limited to the impact of new housing construction. It does not account for new families and school children moving to the existing housing stock. A detailed needs assessment should be conducted by the board of education to ascertain more precise figures.

- The Township should assess the need for additional emergency vehicles to serve its future residents. While an incremental increase in services is probably likely, an assessment of the future needs based upon the entire build-out is desirable for long term planning.
SECTION 8

IMPLEMENTATION

8.0 Methods of Transferring Credits

A summary of the methodology for transferring credits is described below, with a detailed account to follow in the development transfer ordinance. The Township assigns credits to every eligible block and lot in the sending area and appends them to the development transfer ordinance. Since the program is voluntary, the sale of credits is initiated by the landowner. The first step is the act of enrollment, which causes the land to be preserved through a deed of easement and credits to be created. The next step in the process is the sale – and subsequent purchase – of the development credits.

Eligibility
The methodology for transferring credits is outlined below and further refined and adopted in the development transfer ordinance. All landowners in the sending area, as defined by ordinance, and referred to here as the Agriculture Zone and parts of the Agricultural Industry zone, are eligible for credits according to the credit formula adopted in the transfer ordinance.

Credit Allocation
Upon the adoption of a transfer ordinance, the Township will prepare a master list of each parcel of land in the sending area and assign them a credit allocation based upon the adopted formula. The master list, which includes the credit allocation, and a map of the sending area is filed and recorded with the County Clerk.

Appeals
Landowners may appeal their credit allocation to the Township Planning Board at any time before enrollment and the execution of their deed of easement. The Township will prepare an application form that indicates the type of information that must be submitted to the Planning Board for it to consider an appeal.

Enrollment
Any landowner who wishes to participate in the transfer of credits program, must enroll in the program before s/he is eligible to sell credits. The process of enrollment includes two important actions: the execution of a deed of easement and the assignment of credits.

The submission of an enrollment application authorizes the Township to prepare a deed of easement which transfers the development rights from the property to a paper certificate. After the landowner signs the deed of easement, the Township records the executed document with the County Clerk.
After the easement has been recorded, the landowner may request the development credits to be assigned. Upon such a request, the Township will prepare the necessary documents to formalize the assignment of credits and forward them to the landowner for recording with the County Clerk.

Utilization of Credits
Any landowner or contract developer of eligible land within the receiving area may purchase credits for development. Prior to the purchase of credits, the subdivision application must be submitted to the Planning Board and receive final approval.

8.1 Supporting Documentation

The Hopewell Township TDR program as outlined in this master plan is subject to the adoption and/or completion of several important steps prior to the effective date of the program:

Real Estate Market Analysis: In accordance with NJSA 40:55D-137, the Planning Board shall conduct a Real Estate Market Analysis (REMA) of the current and future land market which examines the relationship between the development rights anticipated to be generated in the sending zone and the likelihood of the utilization in the designated receiving zone.

Plan Endorsement/Center designation: The Hopewell Township Planning Board is seeking the designation of the receiving area as a growth center, in accordance with the New Jersey State Plan. Although most of the receiving area is in Planning Areas 1 & 2, portions are within Planning Areas 4, which is not intended for significant amounts of growth. These latter areas are also outside of the existing wastewater management plan and within the Coastal Area Facility Review Act (CAFRA) boundary. Center designation would permit growth to be transferred to this area, but the center must be approved by the NJ Office of Smart Growth as part of the Plan Endorsement process. Additionally, this plan and the implementing ordinances must be approved by the NJ Office of Smart Growth in accordance with the Plan Endorsement process.

Infrastructure: This TDR plan is subject to the provision of public sewer and public water and inter-local government agreements where necessary. Portions of the receiving area will also require an amendment to the Cumberland County Wastewater Management Plan, as prepared and adopted by the Cumberland County Utilities Authority. Hopewell Township filed a request to amend the Plan and is awaiting its completion.

County Planning Board approval: In accordance with NJSA 40:55D-149, the Township must submit the following documents to the County Planning Board prior to the adoption of the development transfer ordinance: proposed development transfer ordinance, copies of the adopted development transfer plan and utility service plan elements and the
adopted capital improvement program. The county planning board has 60 days to review and comment on the documents.

Ordinances: Upon the completion of the above items, the Township must adopt the following ordinances to implement the TDR program: procedural requirements for credit assignment, appeals and transfers; zoning ordinance; and design guidelines.