

**TOWNSHIP OF HOPEWELL
COUNTY OF MERCER, STATE OF NEW JERSEY**

ORDINANCE NO. 26-1880

**ORDINANCE AMENDING CHAPTER XVII OF THE CODE OF THE TOWNSHIP OF
HOPEWELL ENTITLED “LAND USE AND DEVELOPMENT ORDINANCE”
TO INCLUDE A NEW AH-1 DISTRICT: AFFORDABLE HOUSING DISTRICT**

BE IT ORDAINED, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that Chapter XVII, entitled “Land Use and Development,” Article IX, entitled “Zoning Districts,” of the Revised General Ordinances of the Township of Hopewell, shall be supplemented as follows: SECTION 1. The following section shall be added at Section 17-175:

17-175 AH-1 DISTRICT: AFFORDABLE HOUSING DISTRICT

- a. Purpose and Intent The purpose and intent of the AH-1 District is to provide for the development of a 100% affordable family rental community not to exceed 70 multifamily units on an approximately 10 acre lot to be subdivided from Block 88, Lot 5.021.
- b. Permitted Principal Uses
 - (1) Multi-family dwellings, townhouses, stacked townhouses, garden apartments or stacked flats.
- c. Permitted Accessory uses:
 - (1) Amenities benefitting residents including, without limitation, recreational facilities, club house, outdoor recreation, tot lot, and playground .
 - (2) Off-street parking facilities.
 - (3) Utility structures.
 - (4) Sewerage facilities.
 - (5) Maintenance facilities.
- d. Area and Bulk Requirements
 - (1) Ownership and control: The tract shall be under single ownership or control by the applicant for purposes of obtaining all required development approvals and committing the tract to the regulations of the AH-1 District. For the purpose of this ordinance, “tract” shall mean the proposed lot to be subdivided from Block 88, Lot 5.021.
 - (2) Maximum tract density: 8 dwelling units per gross acre (prior to any required dedication of lands) but not to exceed a total of 70 residential units.
 - (3) Minimum tract area: 10 acres (prior to any required dedication of lands).
 - (4) Minimum tract frontage: There is no minimum frontage requirement. The tract shall have access to Denow Road through an access driveway to be provided through Block 88, Lot 6.01.
 - (5) Minimum Setback Requirements - Principal:
 - (a) Front yard setback: 20 feet
 - (b) Side yard setback: 20 feet
 - (c) Rear yard setback: 20 feet

- (6) Minimum Setback Requirements - Accessory:
 - (a) Front yard setback: 50 feet
 - (b) Side yard setback: 50 feet
 - (c) Rear yard setback: 50 feet
- (7) Minimum Distance between buildings: 20 feet.
- (8) Maximum number of units per building: Maximum of 15 units per building.
- (9) Maximum Height: 3 1/2 story/40 feet
- (10) Maximum Impervious Coverage: 35% of the entire tract area.
- (11) Maximum building coverage: 15% of the entire tract area.
- (12) Minimum Open Space requirement: A minimum of 60% of gross tract shall be open space which may include, but is not to be limited to, passive recreation areas, active recreation areas, natural or planted buffer, stormwater basins, and any other similar pervious areas. Open space on the tract shall be maintained by the owner, a tenant association, or condominium association.
- (13) Minimum parking requirements. 1.75 parking spaces per residential unit. Off-street parking spaces may be provided in surface parking lots or as garages.
- (14) Relationships to other sections this chapter. Where the regulations of the AH-1 Zone conflict with any other regulations of this chapter, the regulations contained within this section for the AH-1 Zone shall apply.

e. Zone specific design standards

- (1) Lighting. All lighting shall be shielded to prevent glare for drivers and pedestrians. The maximum illumination at the common property line with adjacent properties shall not exceed 0.2 footcandle.
 - (a) Parking Area lighting: All parking areas for five or more motor vehicles shall be illuminated with approved exterior lighting standards, with a minimum of 0.5 horizontal footcandle average lighting level at the surface of the lot.
- (2) Landscaping: The access drive shall be planted with street trees spaced a maximum of 50 feet. There are no public street frontages.
- (3) Building façades. The façade of the structures shall be varied in such a manner that no more than two townhouses and no more than six garden apartments shall share the same façade at the building line without a 1' horizontal break. Façades shall be uniform architecturally and shall not consist of disparate materials. The material and design elements used on the front or primary facades shall be replicated on any side or rear elevation visible to the general public from rights-of-way or adjacent properties.

- (4) Signage: A sign identifying a multi-family residential development shall not exceed 32 square feet and shall be limited to two signs and shall not be located within the sight triangle of any intersection or access drive with a public street.
- (5) Laundry Facilities: Adequate laundry facilities for clothing shall be provided within each structure sufficient to serve its occupants, unless such facilities are individually provided for each dwelling unit.
- (6) Storage: Each unit shall have a minimum of 15 square feet of storage space for a one bedroom unit, 25 square feet of storage space for a two bedroom unit, and 35 square feet of storage space for a three bedroom unit, included within each unit's floor plan.
- (7) Pedestrian circulation: A pedestrian circulation system shall be provided which connects parking areas, dwellings, and recreational facilities in a coherent and comprehensive pattern. The pedestrian walkway shall be adequately illuminated at night and be surfaced with a durable, dustless, all-weather material a minimum width of five feet.
- (8) Refuse/Recycling: Enclosures for trash and recycling are required and must comply with the Township Code
- a. All trash and recycling storage shall be fully enclosed and screened by a solid fence, wall and/or gates on all four sides of said enclosure.
 - b. Enclosures for trash and recycling may not be located in any required buffer area.
 - c. Enclosures for trash and recycling must be sufficiently sized to contain both trash and recyclable materials.
 - d. Enclosures shall be a minimum of six feet in height or higher as needed to shield the dumpsters or compactors.
 - e. A door opening shall be provided for resident access in addition to truck access.
- (9) Utilities: All utilities servicing the development shall be located underground. Any above ground mechanical units on roofs or at ground level shall be adequately screened by walls, fences, or dense evergreen landscaping.
- (10) Support facilities: Stormwater management facilities (basins, outfalls, etc.) and potential engineering facilities (sewage pump station, etc.) shall be allowed to encroach into the required setbacks, buffers and open space areas. Detention basins and other stormwater management facilities shall be screened with planting and berms.
- (11) Parking requirements: Non-accessible parking space dimensions shall be a minimum of 9'x18' with a minimum drive aisle width of 24'. No dedicated loading zone is required, however adequate loading areas/zones shall be provided for all residential service needs (trash removal, move-in/move-out, etc.).

(12) Tree replacement: Affordable housing development within the AH-1 District shall not be required to adhere to the Township's tree replacement requirements due to the beneficial nature of the intended affordable housing and the expansive wooded nature of the Weidel Tract.

(13) Bedroom Distribution: The income and bedroom distribution shall be provided in accordance with N.J.A.C. 5:80-26.3.

- f. Review of Development Applications. The review of development applications submitted hereunder shall be expedited and variances other than "d"-type variances, waivers and/or exceptions necessary to achieve approval of an inclusionary development of up to eight dwelling units per acre shall be reviewed by the Planning Board in light of the nature of the use.
- g. Amendment of the Hopewell Township Zoning Map. The Zoning Map of the Township of Hopewell is hereby amended to include Block 88, Lot 5.021 within the AH-1 Zone.

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

BE IT FURTHER ORDAINED, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, prior to public hearing on second reading, this Ordinance shall be referred to the Hopewell Township Planning Board for review and comment and/or recommendation as to whether the proposed ordinance amendments are substantially consistent with the Master Plan. The Planning Board has a period of thirty-five (35) days after referral to report on the proposed Ordinance.

BE IT FURTHER ORDAINED, upon adoption of this Ordinance after public hearing thereon, the Township Clerk shall publish notice of the passage thereof and shall file a copy of this Ordinance with the Mercer County Planning Board and such other agencies as may be required by law.

Date Introduced: April 20, 2026
Date Advertised: April 21, 2026
Date Adopted: June 8, 2026

ATTEST:

TOWNSHIP OF HOPEWELL:

Katherine Fenton-Newman, RMC

David Chait, Mayor