

# Taking the Next Step:

Hopewell Borough  
Municipal Assessment

**January 2005**



## *The Stony Brook-Millstone Watershed Association*

Since 1949, our member-supported organization has worked on behalf of local residents to protect, preserve and enhance our local environment. We are dedicated to caring for the integrity of the natural ecosystems of the 265-square miles of central New Jersey drained by the Stony Brook and the Millstone River. We focus on environmental education, watershed stewardship and water resource advocacy – helping future generations understand the wonders and workings of the natural world we are preserving on their behalf.

We are headquartered on a 825-acre nature reserve in Pennington that includes a community supported organic farm, nature center, pond, and a 14-mile trail system that leads visitors through our woodlands, wetlands, and fields.

Many activities within our watershed affect the quality of streams, wetlands, ground water and forests. By changing how we carry out these activities, we can improve our environment and our quality of life. So whether at home, work or play, we can all make a difference.

**If you have questions about this report or want to learn more about membership support, volunteer opportunities, and new programs please contact us at:  
(609) 737-3735.**



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# Executive Summary

**P**icture it: Autumn, 2024, Hopewell Borough, New Jersey. The tree-lined Broad Street is slowly shedding its leaves on the visitors that spend the day window shopping at the array of antique stores. Across town a train has just arrived and has brought more visitors for the day's event in the Borough Park. Artists, musicians, and craftsmen display their talents as local organizations provide a wealth of information to all who attended. It is a day for celebrating 20 years of preserved farmland, forests, waterways and the village charm that makes Hopewell Borough unique.

*Sound like a Utopia? Maybe.* But the issues are real and municipal officials have the opportunity to make decisions that will lead to this heightened standard of living. They can enact ordinances and educate the public, but they can't do it alone.

Over the years, municipalities have been contacting the Stony Brook-Millstone Watershed Association (the Association) requesting guidance with various planning or environmental issues. The Association decided that responding to these issues comprehensively would be most effective. Thus, the Association created the Municipal Assessment Program. This program is designed to identify the issues in a municipality that contradict the preservation of natural resources or quality of life in and around the community. It takes strong community leadership to step back and evaluate goals, policies and strategies and determine how to better achieve their ultimate vision. Hopewell Borough was ready for this challenge and the Association was, in turn, excited to work with such a dedicated and open community.

The Association would first like to commend Hopewell Borough for their ongoing projects and past accomplishments, which include:

- ⌘ Providing a website to inform and update residents about events and news in the Borough.
- ⌘ Encouraging residents to be a part of the Borough's Master Plan Reexamination process.
- ⌘ Conducting restorations on streambanks in the Borough Park to rehabilitate the waterways for enjoyment and healthful habitats.
- ⌘ Providing a sense of community through musical performances at the Borough Park Gazebo in the summertime.



**Gazebo in the Borough Park**

After Hopewell Borough formally partnered with the Association through a resolution, Association Staff began the municipal assessment process with a collection of survey responses from municipal officials, staff, and consultants to determine the community's vision. The Association then reviewed the Borough's Master Plan, land use ordinances, policies, and best management practices. These two steps guided the evaluation, which is divided into four major themes: Land Use Planning Techniques, Land Conservation Techniques, Direct Municipal Responsibility for the Environment, and Watershed Stewardship Projects. Using the Master Plan and survey responses as the Borough's overall vision, the evaluation of the Borough's ordinances and best management practices led to determining areas that need to be strengthened so that Hopewell can realize its vision. These areas became the focus of the assessment report and a "step" toward making the connection.

Each chapter - or "step" - in the assessment report lists the Borough's *Goal* according to the Master Plan and survey responses and the *Current Protection* the Borough has on the books. The heart of each step focuses on the *Options* for new opportunities, as suggested by the Association. Here the municipality is given a menu of choices for planning and conservation projects to implement now and in the future. The *Did You Know* section contains information such as population change within the Borough and efforts on which surrounding communities are working. Finally, *Additional Resources* provide additional information or guidance about that particular subject.

As a catalyst to achieve responsible planning and environmental quality, it is the Association's intention that this report serve as a guide and inspiration for work, such as the aforementioned accomplishments. Future boards and committees should refer to this document for ideas and guidance and to make connections with other communities and local organizations. As an interim step in the implementation of these practices, the report offers a variety of recommendations, which the Association is partially funded to help implement.

This report is a general guide to current and future projects for this community that will connect goals with implementation and implementation with vision. The results of this analysis for Hopewell Borough are documented in this report, entitled **"Taking the Next Step"**. Outlined below are the 12 strategies for achieving Hopewell Borough's goals. (Please refer to the full report for more detail).

#### 80 **Creating a Stormwater Management Plan**

*Borough Goal:* Encourage the continued analysis of surface water, perhaps by the stream watch group of the Stony Brook-Millstone Watershed.

*Current Protection:* Planning Board "may" consider the relationship between the area to be developed and the total drainage basin of that area, total impervious cover of the site, and the use and condition of the remaining land in the drainage basin.

*Recommendations:* Adopt ordinance language and policies to implement stormwater management and best management practices.

#### 80 **Protecting Critical Recharge Areas**

*Borough Goal:* To conserve and protect natural resources, including: maintain water quality and supply and complete a watershed study to inventory wells and where they draw from.

*Current Protection:* The Borough currently does not have ordinances that protect recharge areas.

*Recommendations:* Completing a wellhead inventory throughout the Borough and creating a

§ **Preserving Open Space**

*Borough Goal:* “To complete a greenbelt around the Borough...” is the Borough’s major goal for preservation.

*Current Protection:* Implemented a \$0.01 Open Space Tax and received \$3 million in 1993/94 that was allocated to Mercer County and the Friends of Hopewell Valley Open Space.

*Recommendations:* Adopt additional ordinances and policies to ensure further permanent protection of the Borough’s remaining open space.

§ **Protecting Stream Corridors**

*Borough Goal:* Development proposals for remaining vacant lands should be sensitive to available potable water supply, and sanitary sewer capacity.

*Current Protection:* No structure shall be built within 25 feet of the centerline of an open stream carrying water on an average of six months of the year (and that) no building shall be constructed on land subject to periodic overflow.

*Recommendations:* Adopt Best Management Practices to prevent stream degradation.

§ **Resolving Existing External Traffic Issues**

*Borough Goal:* Short term goals include participating in a regional partnership to address transportation needs and concerns. Longer term goals are narrowed down to five issues: Regional Roadways, Passenger Rail Service, Public Bus Service, County Speed Limits, and Land Use/Transportation Tools.

*Current Protection:* The only “protection” for external traffic issues can be found in the Subdivision Ordinance in the form of street specifications.

*Recommendations:* Utilize the completed traffic study to formulate an action plan for the Borough.

§ **Providing Facilities Concurrent with Growth**

*Borough Goal:* Expand housing opportunities to permit small, affordable living units (accessory apartments in outbuildings)

*Current Protection:* Under the NJ Fair Housing Act of 1985 “all municipalities in the State [must] include an adopted housing element in all master plans.”

*Recommendations:* Create and implement policies to allow for accommodation of the growing population.

§ **Protecting Wetlands, Woodlands, and Wildlife Habitat**

*Borough Goal:* To conserve and protect natural resources.

*Current Protection:* Lands which are designated wetlands, wetland transition areas and which are permanently protected from development by other regulations shall be restricted by deed reservation to conservation uses only.

*Recommendations:* Adopt additional ordinances and land use policies to ensure preservation and protection of wetland, woodlands, and wildlife habitats.

§ **Preserving Village Character**

*Borough Goal:* Promote opportunities that will maintain and enhance Hopewell Borough as a village center.

*Current Protection:* In this district “any proposed exterior new construction, alterations, or renovations that can be seen from a public street requires Planning Board review and approval.

*Recommendations:* Develop land use policies and design standards that will maintain and enhance Hopewell Borough as a village center.

§ **Creating Redevelopment Strategies for Downtown**

*Borough Goal:* The 1997 Master Plan recognizes that the community is a very special place by virtue of its existing village form, its historic identity, and its visual attractiveness. All plan proposals are intended to preserve and/or strengthen these features while reflecting Master Plan goals.

*Current Protection:* Majority of the Borough's main street is zoned for residential with lot sizes up to 14,000 square feet and for business with lot sizes up to 4,000 square feet. In addition, these areas are also under the Historic District Zone.

*Recommendations:* Adopt redevelopment strategies in the Master Plan to provide viable rehabilitation to the Borough's core area.

§ **Preserving/Protecting Historic, Archaeological and Cultural Features**

*Borough Goal:* All development and redevelopment should be harmonious with the historic character of the community.

*Current Protection:* The Historic District zone (HD) is regulated through the Borough's Zoning Ordinance and a map identifying all of the properties in the Borough that are included in the HD zone.

*Recommendations:* Continuing to educate and involve the community in protecting historic features, including structures, lands and views.

§ **Municipal Official Education**

*Borough Goal:* To ensure that decisions are based on sound facts and to ensure that the Borough does not become polarized.

*Current Protection:* Elected and appointed officials work with Hopewell Township's Health Department, among other entities to ensure communication between the municipalities.

*Recommendations:* Encourage municipal officials to attend technical trainings and workshops.

§ **Public Participation**

*Borough Goal:* To continue to include community members in the municipal process.

*Current Protection:* The Borough has recently revamped the town's website to include local news and updates, as well as upcoming events!

*Recommendations:* Continue to encourage residents to attend public meetings and to get involved with community events.

Ultimately, Hopewell Borough must develop strategies that work toward achieving the current vision of the community and for future generations of residents. This report is the next step in creating that vision. By committing to follow through on this report, the Association and Hopewell Borough are achieving the mission of preserving and enhancing the watershed and the communities within it.

# Acknowledgements

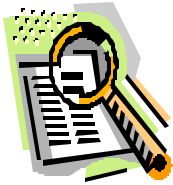
We commend Hopewell Borough's leaders and professionals for participating in this program and for allowing the Association to evaluate current practices. It is difficult for anyone, whether an individual or a municipal body, to have the courage to evaluate current work, determine where and how to improve a current system, and if necessary develop a new strategy. We want the readers of this report to look at not only what can be done, but what has already been accomplished in Hopewell Borough.

Our hope is that Hopewell will learn from and expand on their own experiences, challenges, and successes, as well as those of surrounding municipalities, keeping in mind that zoning and policies should look regionally to provide comprehensive and sensible growth. We also look forward to partnering with the Borough in embracing new opportunities that protect and enhance the character and natural environment that makes Hopewell a special place to live.

We wish to thank the William Penn Foundation and the Geraldine R. Dodge Foundation for their generosity in funding this project. We would also like to acknowledge the individual input of Hopewell Borough's former Mayor George Padgett, Borough Administrator Michelle Hovan, and the members of the Master Plan Subcommittee for generously giving our staff the time and assistance to complete the assessment.

*Although the information in this document has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreement WS982909-03-0 to the Stony Brook-Millstone Watershed Association, it has not gone through the Agency's publications review process and, therefore, may not necessarily reflect the views of the Agency and no official endorsement should be inferred.*

## How To Use This Report

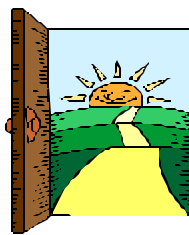


After evaluating the survey responses, we reviewed Hopewell Borough's Master Plan and its land use ordinances, policies, best management practices using a background study developed by the Association. To guide our evaluation, we developed a checklist that covers areas important to land planning techniques, land conservation, how the municipality addresses environmental issues and what watershed stewardship projects are underway. We also interviewed key personnel to complete the assessment.

Each “step” in the assessment report lists the Borough's *Goal* for that step according to the Master Plan and survey responses and the *Current Protection* the Borough has on the books. The heart of each step focuses on the *Options* for new opportunities, as suggested by the Association. Here the municipality is given a menu of choices for planning and conservation projects to develop now and in the future. In the *Did You Know* section you can read about information pertaining to Hopewell Borough and what communities state and nationwide are doing. Finally, *Additional Resources* provide additional information or guidance about that particular subject.

This report serves as a guide for future boards and committees to inspire work on new projects and to support those tasks before them. It also provides an opportunity for those municipal groups to support other community and local non-profit groups.

## Next Steps



As Hopewell Borough continues its work enhancing quality of life, this document serves as guidance for future projects and provides ideas on where to begin. Once the Assessment report is adopted and a short list of priorities is determined, the Association will work with Borough officials to develop more detailed information, models and guidance to help implement that list. This partnership will allow for the Association to support Hopewell Borough and to also learn from your experiences.

The Association will work by your side in your efforts to provide Borough citizens with a sense of community, a healthy environment and a strong economy, all within a rural setting. We realize that the Borough has already begun implementing some of the options listed in this report (for example, involving the public in a master plan process). The Association offers assistance to the Borough in their efforts to achieve comprehensive planning and ensure that the plans relate to the strategies of the surrounding communities. By committing ourselves to follow through on this report and its results, the Association is achieving its mission of protecting and preserving the watershed.

# Highlights of Your Town



When beginning this assessment, members of the Hopewell Borough Council, Planning Board, and various staff and consultants articulated their goals and vision for the Borough by responding to our survey. The Association feels it is important to note the proactive measures that have been implemented within the Borough and that have created the unique place that is Hopewell Borough.

## Good Things...

### **Hopewell Borough Website**

Since the start of the Municipal Assessment process, the Borough has released a new website with information for residents and visitors to use and enjoy. Residents are able to get information on Borough meetings, local news and updates, and events happening in Hopewell. The Borough's website is now up and running at [www.hopewellboro-nj.us](http://www.hopewellboro-nj.us).

### **Restoration Projects**

Through a grant from the U.S. Environmental Protection Agency, Hopewell Borough's Engineer, with assistance from the Association, will conduct a streambank restoration project and replace a footbridge on the Beden Brook in the Hopewell Borough Park. The footbridge will be raised out of the flow of the water to restore the natural stream flow and increase habitat for organisms in the stream and animals in the stream's corridor. This project will also allow for more residents and visitors of the Borough to enjoy the Park, the Brook, and the Trails to the fullest.

### **Master Plan / Public Process**

Hopewell Borough is currently undergoing the Master Plan update process for which they have opened meetings to the public for review and comment on drafts. Taking part in this municipal assessment process will be useful for the Borough in preparing a comprehensive Master Plan, as the assessment provides a watershed perspective of land use and environmental planning.



# Next Steps

# Introduction

**The elected and appointed officials in Hopewell Borough have a challenging task:** balance natural resource protection with economic prosperity, encourage business, provide residential services, and determine where best to site a variety of land uses in the Borough. Hopewell Borough leaders strive to ensure that the needs of current residents are met and that there will be high quality of life for residents in the future. To carry out this important task, officials rely on their Master Plan to provide a vision for the future and use zoning, policies and ordinances as the tools to ensure the prosperity and health of their Borough.

The Stony Brook-Millstone Watershed Association (the Association) recognizes the magnitude of this task, especially in knowing that the protection and health of a watershed relies a great deal on the land use laws and policies that govern development. Thus, the Association developed the Municipal Assessment Program. In partnering with municipalities the Association provides an outside evaluation of current practices and supports planning that protects the natural environment and ensures the vision in the Master Plan is achieved.

By developing a Master Plan that guides both growth and conservation, clearly states goals and objectives, and highlights a vision for the future, Hopewell is planning for quality of life for both current and future residents. The leaders recognize their current position and are actively working to ensure that their community retains its historic character, environmental health, and viable economy.

The Association was excited to partner with Hopewell Borough on this project, as it is a community reevaluating an overall vision through the Master Plan reexamination process, while protecting the unique cultural and historic features of the community. Hopewell has many historic landmarks, including homes and churches; a Main Street that serves as a major thruway for over 30,000 vehicles a day, as well as a destination spot; open spaces within and surrounding the Borough; and well-educated, dedicated representatives who have worked hard to provide and maintain all of this for Hopewell Borough citizens.

This unique combination of elements presents an opportunity for the Borough to share experiences with surrounding municipalities and with the Association. Making the bold move to assess their own practices, Hopewell Borough is advancing efforts to take on the challenge of protecting and enhancing the Borough's qualities.





## STEP

### 1

## Creating a Stormwater Management Plan

**GOAL:** According to the Master Plan, the Borough should “encourage the continued analysis of surface water, perhaps by the stream watch group of the Stony Brook-Millstone Watershed.”

The Borough’s Master Plan also states the need for long range plans to “include a study of the area to determine drainage area and run-off” in order to plan for “construction of properly sized pipes to accommodate the run-off.”

Hopewell Borough is also working on complying with the NJ DEP Stormwater Rules.

**CURRENT PROTECTION:** Section 11-10.5 *Off-Tract Improvements* of the Land Use Ordinance has minimal language for implementing whole or parts of a stormwater management plan. This section states the Planning Board “may” consider the relationship between the area to be developed and the total drainage basin of that area, total impervious cover of the site, and the use and condition of the remaining land in the drainage basin.

These considerations, while applicable to the construction of a drainage mechanism, do not address the Borough’s goals for reducing runoff or improving surface water quality.

### **OPTION: ADOPT ORDINANCE LANGUAGE AND POLICIES TO IMPLEMENT STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES.**

Specifically, the Borough should consider:

- ⌘ Consulting with the Association for services to comply with the NJ DEP Stormwater Rules.
- ⌘ Applying River Friendly strategies to Borough lands and encourage residents to learn more about the River Friendly Program at the Association.
- ⌘ Focusing on reducing runoff from the Highlands Cemetery and the surrounding area, as it is the most significant drainage problem in the Borough (MP, p28).
- ⌘ Ordinance language specifying the need for hoods on all old catch basins.
- ⌘ Requiring regular maintenance of drainage basins to prevent suspension of pollutants and trash, in general.
- ⌘ Retrofitting existing detention basins to naturalized retention and infiltration basins.
- ⌘ Adopting an ordinance that encourages the use of grey water systems.
- ⌘ Developing a schedule and requirements for maintenance of catch basins and stormwater structures, as well as street sweeping for the entire Borough.



## Did You Know?

Stormwater and nonpoint source pollution are major sources of pollutants entering our water, contributing up to 60% of our existing water pollution problems (NJDEP 2/28/02). Stormwater washes across parking lots, roads and lawns, carrying pollutants into storm drains that eventually dump into streams and lakes. Most of these pollutants do not evaporate and remain a permanent part of the hydrologic ecosystem.

The effects of stormwater/nonpoint pollution can prohibit recreational activities (beach closings, fish advisories), impact the tourism economy (commercial fishing and shellfishing), and increase drinking water treatment costs.

The NJDEP Stormwater Phase II Rules address pollutants entering our waters from many storm drainage systems owned or operated by local, state, interstate, or federal government agencies. The Program has assigned NJ municipalities into Tier A and Tier B. Tier B municipalities, like Hopewell Borough, are generally located in rural and non-coastal regions. The Program permits will require implementation of best management practices and include public education and outreach. The Watershed Association will be able to assist municipalities in complying with the Rules, as well as planning for and implementing better practices for stormwater management.



## Additional Resources

**Stony Brook-Millstone Watershed Association** has available an educational primer about the Stormwater Rules and a guide for municipalities to learn more about how these Rules will apply to their communities. This information is available to all of the municipalities in the Stony Brook-Millstone Watershed. Contact us at 609.737.3735 or [www.thewatershed.org](http://www.thewatershed.org)

**The GIS Center** at the Stony Brook-Millstone Watershed Association offers mapping capabilities for municipalities to use in mapping outfalls and fulfilling other requirements for the NJ DEP Stormwater Rules. Please contact the GIS Center at 609.737.3735 for more information on these services.

**NJ Department of Environmental Protection** has available a Best Management Practices Manual for work related to the Stormwater Rules. Municipal engineers who become educated about better stormwater management strategies will be able to apply their knowledge to protect water quality in their community. You can find the BMP Manual at [http://www.njstormwater.org/bmp\\_manual2.htm](http://www.njstormwater.org/bmp_manual2.htm)

**Stormwater Manager's Resource Center** has available a variety of educational and technical materials for local government officials and engineers to use. Included among the materials are fact sheets about stormwater practices that can be applied for better stormwater management practices. The Watershed Association has these fact sheets on file.



## STEP

### 2

## Protection of Critical Recharge Areas

GOAL: Objectives in the Master Plan for protecting groundwater and recharge areas are very explicit:

“To conserve and protect natural resources, including: maintain water quality and supply” and to “complete a watershed study to inventory wells and where they draw from.”

The Borough’s 2004 Reexamination Plan states the need for protection of known and potential groundwater recharge areas be addressed in the review of development application in the Borough and the Township.

CURRENT PROTECTION: The Borough currently does not have ordinances that protect recharge areas.

The Borough does allow for Cluster Subdivisions where a portion of a subdivided lot can be preserved as open space. Section 11-8 of the Land Use Ordinance documents that this preserved open space in the cluster subdivision should be in line with the purpose of the section and the Borough’s Master Plan, which includes protection of natural resources, but does not specify groundwater recharge as a main purpose for open space protection.

Section 11-8 also states that the areas designated for common open space in a cluster subdivision should be suitable for recreation and other passive uses. Steep slopes, wetlands, and other environmental factors should not be present.

### **OPTION: COMPLETING A WELLHEAD INVENTORY THROUGHOUT THE BOROUGH AND CREATING A WELLHEAD PROTECTION PLAN (WHP).**

Specifically, the Borough might consider:

- ⌘ Removing critical recharge areas from lot calculations when determining the buildable area of a site.
- ⌘ Adopting wellhead and drinking water aquifer protection ordinances.
- ⌘ Preparing and adopting a Municipal Drinking Water Aquifer Map, based on the Borough’s geology.
- ⌘ Mandating that the protection of known and potential ground water recharge areas be addressed in the review of all development applications in the Borough.
- ⌘ Preparing map(s) identifying the location of known facilities that handle hazardous materials and/or toxic waste and their proximity to critical recharge areas.
- ⌘ Coordinating with Hopewell Township to provide greenspace surrounding wellhead areas.
- ⌘ Using retention basins to control stormwater.



## Did You Know?

According to the Borough's 2004 Reexamination Plan, the Hopewell Borough Water Company is owned and operated by the Borough and includes four wells and a 230,000-gallon water storage tank located in the Township. The Borough is actively working to make connections with other water systems for additional sources of water. This work is expected to be complete by the summer of 2005.

A few of the wells in the Borough have experienced problems in the recent past. It is recommended that wellhead protection, a preventive program designed to protect public water supply wells, be considered for the Borough water supply. The goal of wellhead protection is to prevent contaminants from entering public water supply wells by managing the land that contributes water to the wells.

Hopewell Borough can protect its water supply by taking the following steps:

- ⌘ Forming a planning committee.
- ⌘ Delineating wellhead protection areas.
- ⌘ Inventorying potential groundwater contamination sources.
- ⌘ Managing the wellhead protection area.



## Additional Resources

**The GIS Center at the Stony Brook-Millstone Watershed Association** has the capabilities to map the critical areas (among other features) in a town. This information becomes very useful when developing strategies for preservation and for growth. Please contact the GIS Center at 609.737.3735 or visit [www.giscenter.org](http://www.giscenter.org)

**Stony Brook-Millstone Watershed Association** has produced an implementation package for Wellhead Protection that can be used to implement a wellhead protection ordinance. With the Association's assistance, Hopewell Borough can craft an ordinance protecting wellhead areas and provide literature for Borough residents to understand these initiatives. Please contact the Planning and Policy Staff at the Association at 609.737.3735 or visit [www.thewatershed.org](http://www.thewatershed.org).

**M2 Associates** Matt Mulhall of M2 Associates has released several reports regarding groundwater in the Hopewell Valley. One such report includes information specific to the Sourland Mountain area. For more information on this or other M2 Associates reports, please contact the Association at 609.737.3735.



## STEP

### 3

## Preservation of Open Space

**GOAL:** According to survey respondents one of the Borough's major goals is, "To complete a greenbelt around the Borough...", however it is not specified within the Master Plan.

To create a joint committee to supervise the Regional Open Space Plan recommendations; work with Hopewell Valley Friends of Open Space and others to preserve regional open space; and work with farmers and other landowners to equitably preserve farmland (1997 Master Plan p. 35).

**CURRENT PROTECTION:** To create the Borough's greenbelt they have implemented a \$0.01 Open Space Tax and received \$3 million in 1993/94 that was allocated to Mercer County and the Friends of Hopewell Valley Open Space.

Other protection includes, the previously mentioned, Cluster Development (Conservation Design) standards already in place.

### **OPTION: ADOPT ADDITIONAL ORDINANCES AND POLICIES TO ENSURE FURTHER PERMANENT PROTECTION OF THE BOROUGH'S REMAINING OPEN SPACE.**

Specifically, the Borough should consider:

- ⌘ Creating a joint committee with Hopewell Township and Pennington Borough to review the consistency between open space plans and to look at zoning and build out analyses to determine appropriate development and open space preservation.
- ⌘ Creating a comprehensive regional open space plan through this committee to help preserve ecosystems across jurisdictional lines.
- ⌘ Developing and funding a conservation easement monitoring and enforcement program. Establish a position for a conservation easement officer to identify and monitor protected lands.
- ⌘ Establish management objectives, outline procedures, and define responsibilities for maintaining designated conservation areas.
- ⌘ Linking a trail system from the Borough to the Watershed Reserve and surrounding open areas.
- ⌘ Continuing to assist Friends of Hopewell Valley Open Space in their acquisition of open space and conservation easements. In addition, help monitor conservation easements throughout the Borough.
- ⌘ Preparing and maintaining recreation and open space master plans and maps (great visual aids for articulating your vision and describing potential greenbelts).





## Did You Know?

Open Space accounts for 4.3% (20.6 acres) of Hopewell Borough. Open spaces consists of Borough Park, Eaton Place, four cemeteries, and two detention basins (1997 Master Plan, pp. 6 and 9).

Initiating and promoting cooperation between the Borough and adjacent municipalities will help to advance the consistent development of open space goals, policies and plans.

Low Impact Development techniques work to reduce impervious cover and increase open spaces. These techniques range from changing design standards for materials used in construction to rezoning residential areas to allow for cluster or open space design. Some examples of design standards include allowing for landscaped islands in cul-de-sacs adds to the natural feel of the conservation design, utilizing pervious pavement for driveways and parking lots, and constructing vegetated retention basins rather than concrete detention basins.



A farm on Route 518 in the Borough



## Additional Resources

**Stony Brook-Millstone Watershed Association** has available a Low Impact Development Manual. Adapted from the Puget Sound Action Team, this manual gives background on open space and stormwater management techniques while providing examples for municipalities to apply. Contact the Watershed Association for more information or get this document on line at: [www.thewatershed.org/WSM/library.html](http://www.thewatershed.org/WSM/library.html).

**Randall Arendt** (author of *Growing Greener*) offers techniques for Conservation Design in municipalities. His book explains the effects of sprawl and how communities can change their zoning ordinances to protect open space and provide smart growth development. This book can be found at [www.greenerprospects.org](http://www.greenerprospects.org)

**Tom Daniels and Deborah Bowers** (co-authors of *Holding Our Ground: Protecting American Farms and Farmland*) provide a summary of farmland preservation efforts throughout the country. Offering a history of farmland preservation and new techniques to protect open spaces, this book can help guide municipalities to establish a program that suits their needs.



## STEP

### 4

## Protection of Stream Corridors

**GOAL:** As stated in the objectives for the Master Plan, the Borough will require that “development proposals for remaining vacant lands... be sensitive to... available potable water supply, and sanitary sewer capacity” (1993 MP, p.5).

**CURRENT PROTECTION:** §12-5.2. *Preservation of Natural Features.* This section states that “no structure shall be built within 25 feet of the centerline of an open stream carrying water on an average of six months of the year (and that) no building shall be constructed on land subject to periodic overflow.”

§14-1. *Flood Plain Management and Land Use and Control Ordinance* applies to all floodplain areas.

### **OPTION: ADOPT BETTER MANAGEMENT PRACTICES TO PREVENT STREAM DEGRADATION.**

Specifically, the Borough should consider:

- ⌘ Implementing practices that educate residents and businesses along stream corridors how to create as little impact on the area as possible. Offer residents and businesses the opportunity to become River-Friendly Certified through the Association's Program.

Hopewell Borough's historic structures located on streambanks allow for minimal buffering, therefore, protection measures should include:

- ⌘ Maintaining of streambank vegetation with native species trees, shrubs and grasses and a policy of not mowing healthy streambank flora.
- ⌘ Establishing clear definitions for “flood plain”, “stream corridor” and “impaired”.
- ⌘ Minimum acreage measurements for the stream's watershed.
- ⌘ Language to assign monitoring and enforcement to a Borough official or an outside person. Volunteers are a useful and inexpensive way to ensure protection strategies are working and not violated.
- ⌘ Consideration of the prohibition of additional parking areas, loading areas and golf courses in the stream corridor.





## Did You Know?

A stream corridor, or stream valley, is a complex and valuable ecosystem which includes the land, plants, animals and network of streams within it. Recognition of the value of stream corridors has come with the understanding of what has been lost through uninformed or misguided actions on many streams and the watershed that nourish them.

If stream corridors are maintained in their natural condition, with minimum disturbance, then they are instrumental in performing the following functions:

- ⌘ Removing sediment, nutrients, and pollutants by providing opportunities for filtration, absorption, and decomposition;
- ⌘ Reducing stream bank erosion by slowing stormwater velocity, which aids in allowing stormwater to be absorbed in the soil and taken up by vegetation;
- ⌘ Preventing flood related damage to surrounding communities;
- ⌘ Displacing potential sources of nonpoint-source pollution from the water's edge;
- ⌘ Providing shade that maintains cooler water temperatures needed by certain aquatic species during the hot summer months;
- ⌘ Maintaining genetic diversity;
- ⌘ Helping maintain adequate flows of filtered water to underground aquifers; and
- ⌘ Providing greenway corridors for wildlife.

The Stony Brook-Millstone Watershed Association's River-Friendly Resident program would enhance water quality protection in the Borough. Homeowner's Associations and individual residents in the Borough can find out more about becoming "river friendly" by contacting the Watershed. (see below)



## Additional Resources

***Stony Brook-Millstone Watershed Association.*** The Association has a model stream Corridor Ordinance and an Implementation Package of file for municipalities to use and tailor language to their own needs. Tel: 609.737.3735 [www.thewatershed.org](http://www.thewatershed.org). The Association also has various stream corridor ordinances from other New Jersey communities including: Montgomery Township, East Windsor Township, Holmdel Township, and Clinton Township.

***Stony Brook-Millstone Watershed Association.*** The Association has River Friendly Programs for Residents, Businesses and Golf Courses. These programs help participants set goals for water conservation and land management practices on their property. After reaching their goals, the participant becomes certified and is able to share successes with others in the town and throughout the watershed. For more information contact the Environmental Stewardship Specialists at: 609.737.3735.

***NRCS Technical Resources for streambank restorations.*** This document is a benchmark document that is being used by a variety of agencies and others who are interested in restoring the function and values of the nation's stream corridors. <http://www.nrcs.usda.gov>. *FISRWG (10/1998). Stream Corridor Restoration: Principles, Processes and Practices. By the Federal Interagency Stream restoration Working Group.*



## STEP

### 5

## Resolve Existing External Traffic Problems

**GOAL:** The Borough's 2004 Reexamination Plan identifies long and short term goals to address traffic and circulation needs. Short term goals include participating in a regional partnership to address transportation needs and concerns.

Longer term goals in the Master Plan have been narrowed down to five issues: Regional Roadways, Passenger Rail Service, Public Bus Service, County Speed Limits, and Land Use/Transportation Tools.

Circulation Plan revisions also include goals to ensure appropriate pedestrian crossings throughout the Borough.

**CURRENT PROTECTION:** The only "protection" for external traffic issues can be found in the Subdivision Ordinance in the form of street specifications. Street measurements can be used as traffic calming measures if they are strictly enforced.

Specific capacity analyses should be undertaken by Mercer County with the cooperation of Hopewell Borough, Hopewell Township and Pennington Borough. Collaboration with the Township and the County to implement traffic calming measures have also been in the works.



### **OPTION: UTILIZE THE COMPLETED TRAFFIC STUDY TO FORMULATE AN ACTION PLAN FOR THE BOROUGH.**

Specifically, the Borough should consider:

- ⌘ Continuing to participate in the Central Jersey Transportation Forum to express issues with traffic/circulation in the Borough, then work with this group to develop an action plan.
- ⌘ As stated in the Borough's Master Plan the Borough should further consider the following short term options:
  - Reactivating bus service into and through the Borough
  - Address the issue of road speed limits.
  - Improve pedestrian friendly street designs on Broad and Louellen Streets.
- ⌘ The Borough should also consider the following long term options:
  - Adopt a Traffic Management Ordinance to mitigate the effects of increased growth on trips through the Borough.
  - Collaborate with Hopewell Township and Mercer County to find a suitable sight for a passenger rail station.
  - Develop planning and zoning techniques that enhance transportation alternatives.



## Did You Know?

The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) offers highway funds for activities that enhance the environment, such as wetland banking, mitigation of damage to wildlife habitat, historic site, activities that contribute to meeting air quality standards, a wide range of bicycle and pedestrian projects, and highway beautification.

If addressed appropriately, this feature could alleviate traffic issues within the Borough. Currently, the Borough accommodates 43,500 vehicles/day on Rte. 518 (Broad St) and 6,700 vehicles/day on Rte. 569 (Princeton Ave). If residential streets are being used at uncomfortably high volumes of potentially fast traffic, as is true for Hopewell Borough, traffic calming measures may be called for.

Traffic Calming is one method of controlling traffic in and around a community. It involves physical measures intended to (1) slow motor vehicle traffic down; (2) discourage motorists from using a particular street or network of streets; (3) or both. Some examples include: speed bumps, truck restrictions, traffic circles, narrow streets (use of trees), raised pedestrian crosswalks, and fines for speeding.



## Additional Resources

**Delaware Valley Regional Planning Commission** works to foster regional cooperation to address key issues, including transportation, land use, environmental protection, information sharing and economic development. They are also a participant in the Central Jersey Transportation Forum that provides a forum for a broad range of interested stakeholders to identify and discuss major transportation and land-use issues; and to develop a consensus for appropriate planning strategies that will address identified critical issues. It is an interactive process in which stakeholders, with their intimate knowledge of the region, have an active role in the preliminary planning stages. Contact their transportation planners at: [www.dvrpc.org/transportation/cjtf.htm](http://www.dvrpc.org/transportation/cjtf.htm)

**Neighborhood Traffic Calming Model.** This document can be applied to NJ towns where speeding and excessive traffic are problems. It is a step-by-step guide to creating traffic calming measures in a town. The model can be tailored to the needs of the community. Refer to <http://www.co.arlington.va.us/dpw/planning/ntc/guide/> for the model. The Association has this document on file.

**Bike Plan Source.** For information on traffic calming for bicycle-friendly streets. Examples can be tailored to Hopewell Borough to relieve traffic and to encourage bike-friendly roads. Refer to [www.bikeplan.com](http://www.bikeplan.com). The Association has this document on file.



## STEP

### 6

## Provide Appropriate Housing for Population Needs

**GOAL:** “Expand housing opportunities to permit small, affordable living units (accessory apartments in outbuildings)”.

“Provide an opportunity for senior housing, both affordable and age-restricted”.

“Provide public services appropriate to the needs of the residents of both the Borough and the surrounding Hopewell Valley region.” For example, the 2004 Reexamination Plan states that expanding the regional sewer capacity could conflict with the Borough’s goals for a historic village surrounded by rural and agricultural open space areas.

**CURRENT PROTECTION:** Under the NJ Fair Housing Act of 1985 “all municipalities in the State [must] include an adopted housing element in all master plans.”

The Borough Housing Plan was prepared and adopted by the Planning Board on July 6, 1988 (1997 Master Plan, p.9).

### **OPTION: CREATE AND IMPLEMENT POLICIES TO ALLOW FOR ACCOMMODATION OF THE GROWING POPULATION.**

Specifically, the Borough should consider:

- ⌘ Establishing an Economic Development Committee to address the financial aspects of necessary development within the Borough.
- ⌘ Researching 2000 Census Data to determine growth projections for the Borough. This will aid in developing plans for housing, schools, and traffic.
- ⌘ Amending Ordinance language to accommodate for necessary senior housing - both age-restricted and affordable.
- ⌘ Amending the Zoning Ordinance to avoid spot zoning with Senior Housing.
- ⌘ Adding conditional use standards for the proposed Senior Citizen Housing under the Affordable Housing plan, following certification by COAH.
- ⌘ Including language regarding Impact Fees in the Master Plan and Ordinance.





## Did You Know?

According to the Census 2000 the population of the Borough was 2,035. This is an increase of 67 people from the 1990 census.

The total number of housing units was 801 in 1990. This number increased to 836 in the 2000 Census. The majority of these housing units were built before 1939.

In 1993 – COAH released second round affordable housing (fair share) obligations and 37 housing units were assigned to the Borough. This was reduced to 27 due to vacant units and thus reduced the new construction obligation to 19 units and retained an eight-unit rehab obligation. The COAH certification is valid until 12/06/06.

Providing necessary development concurrent with growth will allow the Borough to address concerns as they arise and not allow for over-development. For example, school expansions, senior citizen housing, affordable housing, and various business activity can be addressed as needed.

Infrastructure investments are intended to eliminate backlogs, rehabilitate and redevelop existing infrastructure systems as needed, and support future new growth. Some of these needs must be timed to forestall crises in service; many, however, may be scheduled within a general time period rather than in a specific year (NJ Office of State Planning, State Development and Redevelopment Plan).



## Additional Resources

**U.S. Census Bureau** “Access Tools” Database is easy to research and offers updated Census information from 2000 and 2002. Any user can locate population and housing information down to the block. Go to [www.census.gov](http://www.census.gov) for more information.

**NJ Council on Affordable Housing** (COAH). Their mission is to facilitate the production of sound, affordable housing for low and moderate income households by providing the most effective process to municipalities, housing providers, nonprofit and for profit developers to address a constitutional obligation within the framework of sound, comprehensive planning. For more information go to: [www.state.nj.us/dca/coah](http://www.state.nj.us/dca/coah)

**Assessment of Infrastructure Needs** to 2010 for the New Jersey State Development and Redevelopment Plan June 12, 1992. “The Infrastructure Investment Decision Process”. This document is essentially a cost/benefit analysis of alternative growth patterns. It provides prospective needs and costs for a variety of uses such as water, sewerage, transportation, solid waste and more. Go to <http://www.nj.gov/dca/osg/plan/impact.shtml> for more information.



## STEP

7

# Protection of Wetlands, Woodlands, and Wildlife Habitat

**GOAL:** The Borough's 1993 Master Plan includes objectives to "conserve and protect natural resources..." and "to require development proposals for remaining vacant lands (to) be sensitive to...existing open space..."

**CURRENT PROTECTION:** Aside from the State Regulations, wetlands in the Borough are protected by §11-8.6f "Lands which are designated wetlands, wetland transition areas... and which are permanently protected from development by other regulations... shall be restricted by deed reservation to conservation uses only."

## **OPTION: ADOPT ADDITIONAL ORDINANCES AND LAND USE POLICIES TO ENSURE PRESERVATION AND PROTECTION OF WETLANDS, WOODLANDS, AND WILDLIFE HABITATS.**

Specifically, the Borough should consider:

- ⌘ Working closely with Hopewell Township Environmental Commission and the Stony Brook-Millstone Watershed Association to prepare protection measures for these habitats.
- ⌘ Work with the Hopewell Regional School Board to locate areas where wetlands mitigation may be feasible.
- ⌘ Incorporating data on rare species and critical habitats into the Master Plan and Conservation Plan.
- ⌘ Adopting an ordinance that requires commercial development to include landscaping for wildlife.
- ⌘ Extension of the stream corridor if wetlands transition areas, flood plains, steep slopes or critical habitats are adjacent.
- ⌘ Provide education on the importance of wetlands protection.
- ⌘ Adopting a steep slope protection ordinance, to ensure development does not take place on steep slopes, particularly in riparian areas.
- ⌘ Updating the Natural Resources Inventory as needed. For example, the latest version of the NRI was completed in October 1975 and while it is a good document it should be reviewed to determine what updates are needed.



## Did You Know?

Wetlands are a critical resource that provide important wildlife habitat and play a key role in flood prevention, surface water management, groundwater recharge, and removal of sediment and pollutants.

The State Development and Redevelopment Plan has as a statewide policy for the protection of biological diversity, forests, wildlife habitat, critical slope areas, and water resources through preservation and protection of contiguous open spaces, connecting corridors, and public lands and management of the character and nature of development (SDRP, Statewide Policy #12).

According to the most conservative estimates, New Jersey has lost more than 20 percent of its wetlands since 1900 and as much as 50 percent since colonial times.

By reducing the overall area of impervious surfaces and lawns, the total volume of stormwater runoff is reduced.

Of New Jersey's 4,748,000 acres some 1,864,300 are classified as forestland, 75 percent of which are privately owned. Three of the five major forest regions in the United States are found in New Jersey.



## Additional Resources

***Stony Brook-Millstone Watershed Association.*** "Protecting Critical Habitats in Your Community" and "Citizen's Guide to Wetlands and the New Jersey Wetlands Rules". Both of the documents are available in our office or on line at [www.thewatershed.org/WSM/library.html](http://www.thewatershed.org/WSM/library.html).

***Delaware & Raritan Greenway, Inc.*** Protects and preserves central New Jersey's treasured open space. For more information on protecting open space in your community, contact the D&R Greenway at: (609) 924-4646 or [info@delrargreenway.org](mailto:info@delrargreenway.org). [www.delrargreenway.org](http://www.delrargreenway.org)

***New Jersey Conservation Foundation*** Preserving New Jersey's land and natural resources for the benefit of all, this leading innovator is a catalyst for saving land. NJCF protects strategic lands through acquisition and stewardship, promotes strong land use policies, and forges strategic partnerships to achieve conservation goals. For more information contact them at 908-234-1225 or [info@njconservation.org](mailto:info@njconservation.org). [www.njconservation.org](http://www.njconservation.org).



## STEP

### 8

## Preserve Village Character

**GOAL:** The objectives for the Master Plan specifically state, “Promote opportunities that will maintain and enhance Hopewell Borough as a village center.”

“All development should be harmonious with the historic character of the community.”

“Borough design elements shall be developed and incorporated into the Master Plan and development regulations.”

“Apply for inclusion of the Borough in the National Register of Historic Places.”

**CURRENT PROTECTION:** The Borough is designated a “Village Center”. In this district “any proposed exterior new construction, alterations, or renovations that can be seen from a public street requires Planning Board review and approval. These regulations also provide for an advisory committee to the Planning Board known as the Historic Preservation Commission. This Commission first reviews all applications, based on ordinance guidelines, and makes non-binding recommendations to the Planning Board” (1997 Master Plan p.22).

### **OPTION: DEVELOP LAND USE POLICIES AND DESIGN STANDARDS THAT WILL MAINTAIN AND ENHANCE HOPEWELL BOROUGH AS A VILLAGE CENTER.**

Specifically, the Borough might consider:

- ⌘ Compiling an inventory of current businesses. Use an old city directory to list businesses that were located downtown 10 years ago and assess the vitality of the area. What businesses should be brought into town?
- ⌘ Including drawings and pictures in the design standards of what new construction should look like. Also include definitions of these standards using design vocabulary.
- ⌘ Reinventing the Borough’s current Shade Tree Commission. Activities could include hosting an Arbor Day event or providing technical and labor skills to the Department of Public Works.



## Did You Know?

The Hopewell Borough Master Plan clearly defines the elements necessary to support the Borough's Village Center form and Character in the Village Design Plan, including:

- ⌘ Compactness - with a well defined edge;
- ⌘ A mix of uses and housing types;
- ⌘ A pedestrian (human) scale of development;
- ⌘ Some common vocabulary of building design;
- ⌘ and community features that establish the "village" identity.

The Borough's 2004 Reexamination Plan speaks to design standards that will enhance a Village Character - not only on Broad Street, but throughout the town.

Main Streets in small towns and cities face enormous challenges. Changing retail practices and demographics combined with diminishing resources require that small towns work smarter. According to the National Main Street Center, there are a variety of reasons for maintaining Main Street characteristics in your town:

- ⌘ It is a symbol of community economic health, local quality of life, pride, and community history.
- ⌘ Retains and creates jobs, which also means a stronger tax base
- ⌘ Reduces sprawl by concentrating retail in one area and uses community resources wisely, such as infrastructure, tax dollars and land.
- ⌘ Protects property values in surrounding residential neighborhoods.
- ⌘ Increases the community's options for goods and services.
- ⌘ Provides an important civic forum, where members of the community can congregate.



## Additional Resources

**New Jersey Office of Smart Growth** offers resources for communities to apply for smart growth grants, obtain design guidelines and publications to apply smart growth strategies in your town. Contact the OSG at <http://www.nj.gov/dca/osg/> for more information.

**The National Trust Main Street Center of the National Trust for Historic Preservation**  
The Building Opportunity Network through this organization can help your town advertise for vacant properties and solicit businesses. It also offers financial resources to help you gain more support for historic rehabilitation. More information is at [www.mainst.org](http://www.mainst.org) and <http://www.mainstreet.org/BuildingOpportunities/BuildingOpportunitiesMain.htm>

**Reinventing the Village: Planning, Zoning and Design Strategies** By Suzanne Sutro. This book contains examples from Bucks and Montgomery Counties in Pennsylvania and Baltimore County in Maryland. It is available through the American Planning Association's Planning Advisory Service [www.planning.org](http://www.planning.org)



## STEP

### 9

## Redevelopment Strategies to Revitalize Downtown Area

**GOAL:** “The 1997 Plan recognizes that the community is a very special place by virtue of its existing village form, its historic identity, and its visual attractiveness. All plan proposals are intended to preserve and/or strengthen these features while reflecting Master Plan goals.”

The Zoning Ordinance notes that “All new construction, structural additions or alterations (in the Historic District Zone) should preserve these assets and should be compatible with the visual character of the historic development.”

**CURRENT PROTECTION:** According to the Zoning Schedule of the zoning ordinance the majority of the Borough’s main street is zoned for Residential with lot sizes up to 14,000 square feet and for Business with lot sizes up to 4,000 square feet. In addition, these areas are also under the Historic District (HD) Zone.

The HD Zone designation could hinder redevelopment strategies, but helps to maintain the integrity of the District. §12-10.4 *Requirements*. States that structures within public view from a public access may not be altered, restored, etc... until a permit for the action is approved with a certificate of appropriateness issued by the planning board.

### **OPTION: ADOPT REDEVELOPMENT STRATEGIES IN THE MASTER PLAN TO PROVIDE VIABLE REHABILITATION TO THE BOROUGH’S CORE AREA.**

Specifically, the Borough should consider:

- ⌘ Redefining the role of the Borough as a center for viable business, housing, cultural, public and other uses.
- ⌘ Redeveloping the Borough’s center to provide for financial, ecological, and social sustainability.
- ⌘ Establishing clear design standards for revitalization.
- ⌘ Empowering residents to participate in the revitalization process.
- ⌘ Combining efforts with Hopewell Township and surrounding communities.



## Did You Know?

The Borough's 1997 Master Plan lists the residential land use category as having two density classifications which together comprise over 67 percent of the Borough land area:

**Low Density Residential** consists of five areas totaling 94.3 acres and are largely unchanged from the 1988 Plan.

**Medium Density Residential** areas total 229.1 acres and are unchanged from the 1988 Plan.

Town centers offer more and diverse amenities not found in fringe or rural areas such as, mixed uses, pedestrian-friendly streets, mass transportation, and cultural/entertainment facilities.

According to the NJ State Development and Redevelopment Plan's (SDRP) Goal #1 "Revitalize the State's Cities and Towns", areas like Hopewell Borough should embrace the Plan's suggestions to allow for viable rehabilitation. Some of the suggestions include:

- ⌘ Developing existing human and economic assets.
- ⌘ Encouraging new businesses to establish themselves within the Borough's center.
- ⌘ Building on assets already in existence. Is there available land and/or building space to rehabilitate? Is the Borough strategically located? Is there a diverse population within the Borough?
- ⌘ Allowing for a mix of uses to provide the most diversity within the center.
- ⌘ Enhancing the uniqueness of the Borough through rehabilitated construction. Many people visit the Borough specifically for the antique stores and the coffee shop. New design strategies should incorporate these, and other, unique characteristics.

Utilizing the accessibility of the Borough as a destination between Lambertville and Montgomery, Hopewell Borough can attract those passing through to stop in town.



## Additional Resources

***Stony Brook-Millstone Watershed Association*** Natural Lands Network offers a variety of programs and guides for municipalities to use when planning for growth or for preservation. Please see our website for more information. [www.thewatershed.org](http://www.thewatershed.org)

***New Jersey Office of Smart Growth*** offers resources for communities to apply for smart growth grants, obtain design guidelines and publications to apply smart growth strategies in your town. Contact the OSG at <http://www.nj.gov/dca/osg/> for more information.

***Association of New Jersey Environmental Commissions*** ANJEC has a variety of resources for communities to use, including their Smart Growth Survival Kit. This package of materials includes model ordinances, master plan language, and tips on conducting your own Environmental Resources Inventory. Please see their website for more information [www.anjec.org](http://www.anjec.org)



## STEP

10

# Preservation/Protection of Historic, Archaeological, and Cultural Features

**GOAL:** Within the Master Plan's objectives, there is a major focus on the historic character of the community. The Plan states that "all development and redevelopment be harmonious with the historic character of the community."

The 2004 Reexamination Plan considers expanding parts of the current Historic District and possibly adding a buffer around the Historic District. This would afford the Borough more protection of historic resources.

**CURRENT PROTECTION:** In 1983 the Borough implemented Historic District Zoning for the Borough that is still in effect today.

The Borough established a Historic Preservation Commission (HPC) that oversees the protection of historic resources in the Borough and provides guidance to the Planning Board when reviewing site plan or subdivision applications.

The Historic District zone (HD) is regulated through the Borough's Zoning Ordinance and a map identifying all of the properties in the Borough that are included in the HD zone.

## OPTION: CONTINUING TO EDUCATE AND INVOLVE THE COMMUNITY IN PROTECTING HISTORIC FEATURES, INCLUDING STRUCTURES, LANDS AND VIEWS.

Specifically, the Borough should consider:

- ⌘ Encouraging the preservation, rehabilitation or adaptive reuse of historic buildings and structures that protects the architectural integrity and preserves its context within the historic landscape.
- ⌘ Continuing to require the HPC to receive a copy of every application or permit for development in the historic district or on a historic site, and provide comment on the application.
- ⌘ Updating or creating a survey of historic sites and buildings in the municipality. Consider creating a photo database of these sites for the HPC to use during review.
- ⌘ Working with the HPC to educate the public about Historic Preservation, using signage, posters, etc...
- ⌘ Prioritizing historic sites for preservation and inclusion on the NJ Register of Historic Places and/or the National Register of Historic Places.
- ⌘ Establishing an education program to heighten awareness of the historic and cultural heritage of Hopewell Borough and its environs.
- ⌘ Encouraging cooperation among local and regional entities involved in similar historic preservation initiatives.
- ⌘ Adopting an ordinance to protect viewsheds. Map viewsheds and scenic vistas.



## Did You Know?

Preserving the historic and cultural character of the Borough will encourage shopping, dining, and sightseeing for visitors.

Being listed on the NJ Register includes the following benefits:

- ⌘ Public recognition as a historic place
- ⌘ Eligibility for funding
- ⌘ Protective review of projects to ensure retention of historic status

Heritage tourism in New Jersey contributes over \$400 million each year to the U.S. economy.

Loans provided by the New Jersey Historic Trust to improved properties generated over \$222 million annually or four times the amount in income.

The New Jersey Historic Trust funds restoration projects for structures owned and leased by nonprofit organizations and government agencies.



## Additional Resources

***Stony Brook-Millstone Watershed Association*** Citizen's Guide to Historic Preservation. This guide offers information about protecting local resources, as well as describing the differences between the National and State regulations for Historic Preservation. This Citizen's Guide is available at [www.thewatershed.org/WSM/library.html](http://www.thewatershed.org/WSM/library.html)

***Preservation New Jersey*** protects and promotes the state's historic resources, communities and landscapes through education and advocacy. They offer their expertise to towns for community day events or other educational programs. For more information contact them at: [info@preservationnj.org](mailto:info@preservationnj.org)

***New Jersey Historic Trust Historic Preservation Office*** P.O. Box 404 Trenton, NJ 08625-0404 Tel: 609.984.6017 Fax: 609.984.7590 Email: [njht@dep.state.nj.us](mailto:njht@dep.state.nj.us) Web site: [www.njht.org](http://www.njht.org). The New Jersey Historic Trust is a non-profit historic preservation organization affiliated with the Department of State. It recommends awards from the Garden State Historic Preservation Trust Fund for a variety of planning projects for historic preservation.



## STEP

11

# Knowledge Base of Municipal Officials

**GOAL:** According to several survey responses for this assessment two main goals are to ensure that decisions are based on sound facts and to ensure that the Borough does not become polarized.

Other goals stated in the survey responses include: To continue awareness of issues within and surrounding the Borough; to continue to engage in a working relationship with the Township; and to continue site visits to properties where an application for development or alteration to a property has been submitted.

**CURRENT PROTECTION:** The Borough has educated and knowledgeable officials serving on its Boards and Commissions. These elected and appointed officials work with Hopewell Township's Health Department, among other entities to ensure communication between the municipalities.

The Borough also works with local organizations and consultants to obtain current and accurate data for projects conducted in the Borough, as well as using that information to make well-informed decisions.



## **OPTION: ENCOURAGE MUNICIPAL OFFICIALS TO ATTEND TECHNICAL TRAININGS AND WORKSHOPS.**

Specifically, the Borough should consider:

- ⌘ Encouraging council members to conduct site walks where land use issues arise.
- ⌘ Hosting an educational workshop on a pressing issue in the Borough and inviting neighboring municipalities to attend. The Borough could partner with the Association to coordinate such workshops.
- ⌘ Hosting an educational walk through a natural area to educate municipal officials about the natural resources in their own community. The Borough could partner with the Association to coordinate such programs.
- ⌘ Continuing to organize group site walks with officials during the review of large scale projects.



## STEP

12

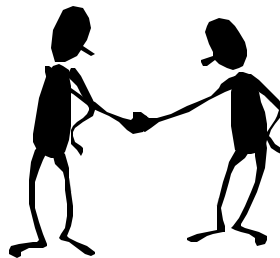
## Public Participation

**GOAL:** To continue to include community members in the municipal process.

To continue to educate community members about issues in the Borough and seek input from residents.

**CURRENT PROTECTION:** As per the Public Open Meetings Act, Borough residents are invited to attend Council meetings and participate in the public comment portion of the meeting.

The Borough has recently revamped the town's website to include local news and updates, as well as upcoming events!



### **OPTION: CONTINUE TO ENCOURAGE RESIDENTS TO ATTEND PUBLIC MEETINGS AND TO GET INVOLVED WITH COMMUNITY EVENTS.**

Specifically, the Borough should consider:

- ⌘ Continuing to hold programs at the Borough Park Gazebo, as it is a highly visible location.
- ⌘ Continuing to foster discussion on important issues in the Borough. This could be complemented with a community survey regarding new facilities or preservation of old facilities or general questions about residents' vision for the future of the town.
- ⌘ Encouraging the public to participate in educational programs and walks led in the Borough to learn more about the natural resources in their own community.

