



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

OFFICE OF SMART GROWTH

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Governor

JOSEPH V. DORIA, JR.
Commissioner

BENJAMIN L. SPINELLI
Executive Director

August 26, 2008

The Honorable Bruce Hankins
Mayor of Hopewell Township
590 Shiloh Pike
Bridgeton, NJ 08302

Re: Hopewell Township Petition for Plan Endorsement – Visioning Waiver Request

Dear Mayor Hankins:

The Office of Smart Growth (OSG) is in receipt of the materials that accompany Hopewell Township's request to waive the visioning step of Plan Endorsement. Because we feel it evident that some collaborative work has been done with the community to craft a vision for Hopewell's future, we are willing to grant a *partial visioning waiver*.

The Plan Endorsement process requires that petitioning municipalities hold multiple public visioning workshops to develop their community's vision and two public hearings in which the vision statement derived from the workshops is presented to and commented on by the public. While work has been done to develop the vision, transfer of development rights (TDR) is a sensitive issue in which it is imperative that the public has the opportunity to have their opinions heard. As such, we will require Hopewell to conduct the public hearings portion of the visioning step. This will require one public hearing before the Planning Board at which the vision statement is presented to the public and approved by the Board and one public hearing before the Township Committee at which the vision is presented to the public and formally adopted. Naturally, the Planning Board's approval and the Committee's adoption of the vision statement will be contingent upon public comment and, as such, modifications may be required.

In order to ensure full participation of all interested parties, the Township shall mail notice of the hearings to all landowners in the proposed TDR sending zone. The mailings do *not* need to be sent via certified mail and both meetings can be advertised with one mailing. Alternately, if the Township has a newsletter that it sends to all residents, it may instead advertise the hearings in this publication. Please keep in mind that the hearings must be noticed in accordance with the State Planning Rules, which require at least 10 days advance notice.

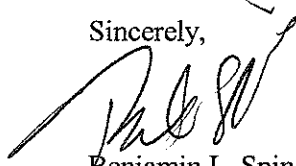
For more information on community visioning, please refer to the Plan Endorsement Community Visioning Standards at <http://nj.gov/dca/divisions/osg/docs/communityvisioningstandards.pdf>. The Office of Smart Growth is available for technical assistance with this process.



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If you have any questions or concerns, please feel free to contact Leigh Jones, OSG's planner for Cumberland County, at (609) 633-6119 or via email at Leigh.Jones@dca.state.nj.us. We look forward to continuing to work with Hopewell as it pursues Plan Endorsement and further develops its TDR program.

Sincerely,



Benjamin L. Spinelli
Executive Director

BLS:lj

c: Linda Weber, Planning Consultant, Hopewell Township
Phil Caton, Planning Consultant, Hopewell Township
Robert Brewer, Planning Director, Cumberland County
Karl Hartkopf, PP, AICP, Planning Director, OSG
Leigh Jones, Planner, OSG
State Agencies *via email*