



TOWNSHIP of HOPEWELL
MERCER COUNTY
DEPARTMENT OF HEALTH

201 Washington Crossing Pennington Road
Titusville, New Jersey 08560-1410
Phone: 609.737.0120 Fax: 609-737-6836 www.hopewelltp.org



Public Health
Prevent. Promote. Protect.

6/3/2016

NOTICE OF VIOLATION

Penneast Pipeline Co. LLC.
1 Meridian Boulevard, STE C201
Wyomissing PA 19610

RE: Block: 72.00 Lot: 9.00 – 135 Blackwell Road

To Whom It May Concern,

It has come to the attention of this office that possible violations exist at the above referenced property. A site inspection or case evaluation was conducted on **6/2/2016** and conditions were confirmed that require attention. The violation noted are detailed below:

<u>Ordinance/Statute</u>	<u>Description of Violation and Abatement Action Needed</u>
16-7.2(a)-6	At the time of inspection, grass and weeds on the property were noted at a height in excess of ten (10) inches. Abatement shall consist of cutting of all grass and weeds in excess of ten (10) inches and removal of excess clippings. A routine schedule shall be established to assure the grass and weeds do not exceed the maximum permissible height throughout the remainder of the growing season.
16-17.4	A review of tax record has identified a change of ownership transpired without the required septic system certification. Revised General Ordinances of Hopewell Township section 16-17.4 requires septic system certification prior to any change of ownership, tenancy, or use. Abatement of this violation shall be accomplished by contracting a septic inspection firm to evaluate the system following New Jersey Department of Environmental Protection protocols set forth in N.J.A.C. 7:9A. The septic inspection report shall be submitted for review with an application (enclosed) and application fee. (DUE on or before 6/27/2016)

16-17.3

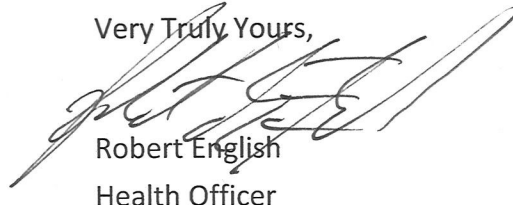
A review of tax record has identified a change of ownership transpired without the required well water certification. Revised General Ordinances of Hopewell Township section 16-17.3 requires well water certification prior to any change of ownership, tenancy, or use.

Abatement of this violation shall be accomplished by contracting a New Jersey Department of Environmental Protection certified laboratory to sample and analyze the well water for all parameters set forth in the New Jersey Private Well Test Act. The laboratory analysis report shall be submitted for review with an application (enclosed) and application fee. (DUE on or before 6/27/2016)

Based on the findings of inspection, the above noted abatement actions must be completed. To assure compliance, a representative of this office will conduct a reinspection on or after **6/13/2016**. Failure to complete the abatements as ordered may result in summons to municipal court. Also, the Township may elect to abate the condition and assess the costs of abatement as a tax lien against the property as permitted by Hopewell Township Municipal Ordinances 16-7.6 and 16-7.7.

Your attention to this matter is appreciated. If you have any questions or concerns you would like to discuss, please contact the Health Department at (609) 737-0120. Our office hours are Monday - Friday, 8:30am to 4:30pm.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Robert English', is written over the typed name.

Robert English
Health Officer

[New Search](#)

Block: 72 Prop Loc: 135 BLACKWELL RD Owner: PENNEAST PIPELINE CO LLC Square Ft: 2465
 Lot: 9 District: 1106 HOPEWELL TOWNSHIP Street: 1 MERIDIAN BLVD STE C201 Year Built: 1894
 Qual: Class: 3A City State: WYOMISSING PA 19610 Style:

Additional Information

Prior Block: Acct Num: Addl Lots: EPL Code: 0 0 0
 Prior Lot: Mtg Acct: Land Desc: 2 AC Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2SF 2UG Initial: 000000 Further: 000000
 Updated: 11/30/15 Tax Codes: F01 Class4Cd: 0 Desc:
 Zone: VRC Map Page: 19 Acreage: 2 Taxes: 12921.88 / 0.00

Sale Information

Sale Date: 10/23/15 Book: 6232 Page: 1430 Price: 990000 NU#: 10

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	01/09/95	2899	126	1	4	0	DUTKO,HELEN A

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
2016	PENNEAST PIPELINE CO LLC	234000	0	486700	3A
	1 MERIDIAN BLVD STE C201	252700			
	WYOMISSING PA 19610	486700			
2015	DUTKO H A & KMIEC F C/O KMIEC	234000	0	486700	3A
	133 BLACKWELL RD	252700			
	PENNINGTON NJ 08534	486700			
2014	DUTKO H A & KMIEC F C/O KMIEC	234000	0	486700	3A
	133 BLACKWELL RD	252700			
	PENNINGTON NJ 08534	486700			
2013	DUTKO H A & KMIEC F C/O KMIEC	234000	0	486700	3A
	133 BLACKWELL RD	252700			
	PENNINGTON NJ 08534	486700			

[*Click Here for More History](#)



M² Associates Inc

Providers of Geologic, Environmental, & Groundwater Consulting Services

72/9

January 27, 2015

Robert B. English, M.P.H.
Health Officer
Hopewell Township
201 Washington Crossing-Pennington Rd
Titusville, 08560-1410

Re: Aquifer Test Plan for Silo Custom Homes, Block 72 Lot 9 in Hopewell Township, Mercer County.

Dear Mr. English:

M² Associates has completed the review of the aquifer testing plan outlined in the December 12, 2014 report entitled "Aquifer Test Plan for Silo Custom Homes, Block 72 Lot 9, Hopewell Township, Mercer County, New Jersey." This report was prepared by Ashish Daw, Senior Hydrogeologist for Uhl & Associates (Uhl) of Lambertville, New Jersey. Hopewell Township Ordinance No. 03-1298 requires submission of an aquifer test plan and conductance of an aquifer test for site plan applications.

Block 72 Lot 9 encompasses approximately 48.9-acres and the property is located at 135 Blackwell Road. The site is underlain by the Triassic-Jurassic Passaic Formation. The applicant is proposing to subdivide the property into seven lots to construct six single-family homes. An existing farmhouse will remain on one lot. All seven residential units will be provided with water from individual wells and use septic systems to dispose of wastewater.

In accordance with Ordinance No. 03-1298, the Uhl aquifer test plan included the following:

1. The aquifer test will be conducted in three phases: the background phase, the pumping phase, and the recovery phase. The water-level monitoring and recording schedules for these three phases as proposed by Uhl meet the requirements of Ordinance No. 03-1298. Uhl indicates that pressure transducers and datalogging devices will be used to record water levels in the wells monitored during the test. These units can be programmed to meet the minimum time schedule outlined in Ordinance No. 03-1298. The monitoring schedule and the three phases of data collection satisfy these requirements of Ordinance No. 03-1298.
2. The site is underlain by one geologic formation but within two subwatersheds or drainage basins. Since a topographic divide transects the site, it is necessary to conduct an aquifer test within each drainage basin. Uhl does not provide a site layout but reports that five homes (Lots 9.03 to 9.07) will be constructed in one basin and a sixth home (Lot 9.02) will be constructed



Water: A Natural Renewable Resource

✓ 15. Uhl indicates that their plan is to install observation wells on proposed Lots 9.07 (OW2), 9.04 (OW1), 9.05 (OW3) and the pumping well on Lot 9.06 (PW1) to evaluate the western basin. This configuration of wells was based on general orientations of bedding strike and dip. Based on mapping completed by the New Jersey Geological Survey (NJGS) and U.S. Geological Survey (USGS) of the fault block in which the property is located, bedding is likely striking N55°E and dipping 18°NW. The wells on Lot 9.04 and 9.07 should be useful in evaluating pumping influences in the direction of bedding strike and the data from the Lot 9.05 well should be used to assess influences down dip. The configuration of wells with respect to bedding orientation as required in Ordinance No. 03-1298 likely will be satisfied provided that Uhl locates the observation wells in accordance with bedding orientation.



16. Figure 2 and 3 of the Uhl report are of insufficient scale to accurately assess the orientation of wells. Uhl should locate the wells to ensure that at least one well is located along strike and one observation well is located perpendicular to strike and downdip to meet the requirements of Ordinance No. 03-1298.



17. Uhl indicates that they will notify neighboring property owners of the aquifer test and will monitor a maximum of 3 off-site wells. The notification of neighboring property owners and the selection of the three wells satisfy the neighbor notification requirement of Ordinance No. 03-1298.



18. A discussion of possible impacts from septic systems located along fractures intersected by the wells must be included in the hydrogeologic report.



19. The aquifer test plan indicates that water samples will be collected and analyzed in accordance with the requirements of Ordinance No. 03-1298. Based on its knowledge of the site and surrounding properties and the proposed uses of the site, the Health Department may require additional analyses. We will defer to the Health Department as to the need for additional sampling.

The aquifer test plan prepared by Uhl satisfies the requirements of Ordinance No. 03-1298 and if the test is conducted as planned with the modifications suggested herein, the test should provide the data necessary to meet the intent of the ordinance. Provided that the aquifer test is conducted in accordance with the plan, this letter, and the Ordinance No. 03-1298, it should proceed. If you have any questions, please call Matt Mulhall at (908) 238-0827.

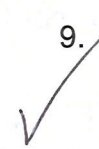
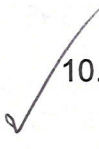
Respectfully submitted,
M² Associates Inc.

Matthew J. Mulhall, P.G.

c: Linda Barbieri
Ashish Daw



well to be pumped must be installed at least 48 hours prior to the start of background phase. Uhl indicates that they will satisfy these requirements of Ordinance No. 03-1298.

8.  Uhl calculated the demand for the six residential units to equal a daily demand of 3,000 gallons. Based on their estimate, the peak-day demand equals 6,000 gallons. Uhl must revise the estimates to include the existing farmhouse, which will remain, in order to satisfy the requirements of Ordinance No. 03-1298. Uhl does not need to submit a revised aquifer test plan but must revise their calculations to ensure that the tests fully comply with the ordinance.
9.  For the pumping phase, Uhl determined a flow rate of 13 gallons per minute (gpm) to withdraw a total of 6,000 gallons in 8 hours. This flow rate must be maintained within 10 percent of 13 gpm throughout the pumping phase or the test must be repeated. The average flow rate satisfies this requirement of Ordinance No. 03-1298. Ordinance No. 03-1298 requires that the duration of the pumping phase be no less than 8 hours and no more than 24 hours.
10.  Uhl indicates that the pumping and recovery phases of the test will be equal in duration and the background phase will be 24 hours. The durations of these phases satisfy the requirements of Ordinance No. 03-1298.
11.  The aquifer test plan indicates that the pumping rate will be measured with a calibrated meter, which partially satisfies the requirements of Ordinance No. 03-1298. An orifice/manometer system is also required to ensure that the flow rate is constantly maintained within 10 percent of the average if the meter fails.
12.  The aquifer test plan indicates that the water pumped from the well will be discharged at a point approximately 100 feet downgradient of the tested well. Ordinance No. 03-1298 requires that the discharge must leave the site in accordance with applicable NJDEP regulations and must not infiltrate to the aquifer. Any and all permits required by the NJDEP for the discharge of water must be obtained prior to starting the test.
13.  Ordinance No. 03-1298 requires three observation wells (a minimum of two new wells on the site) for applications where 6 to 25 residential units will be constructed. Uhl is proposing to install three observation wells on the site for the testing in the western basin, which satisfies the requirements of Ordinance No. 03-1298. As per Ordinance No. 03-1298, the pumping well does not satisfy the requirement of an observation well.
14. For the testing in the eastern basin, Uhl should pump the new well on Lot 9.02 and at a minimum, monitor water levels in the existing farmhouse well and OW2 (Lot 9.07), which will be located down dip of the Lot 9.02 well.



Water: A Natural Renewable Resource

✓ within the eastern subwatershed. It has been assumed based on aerial photographs of the property, that the existing farmhouse is also located in the eastern drainage basin. The plan for two tests, one in each basin satisfies the requirements of Ordinance No. 03-1298.



3. However, before finalizing testing plans, Uhl must review engineered site layout plans and site-specific topography to ensure that the wells for the five homes (Lots 9.03 to 9.07) will be located in the western drainage basin as defined by the site-specific topographic information and not on the regional depiction provided on Figure 2 of their report. They must also review the site-specific data to ensure that the well for the Lot 9.02 and the existing farmhouse are located in a separate basin. If any of the wells for the five lots proposed for the western basin are located in the eastern basin, then Uhl's testing plans must be revised to reflect actual well locations and site topography. A new aquifer test plan is not required for submittal but the plans must be altered to address the topographic data.



4. The Uhl aquifer test plan does not include an assessment of the existing farmhouse well. For example, Uhl proposes to conduct a three-part pumping test for the Lot 9.02 well and calculates water demands for 6 homes instead of the 7 homes that will ultimately occupy existing Lot 9. The three part pumping test is not sufficient for the eastern basin unless Uhl also completes a three part test in the farmhouse well. Uhl should conduct two standard aquifer tests with one test in the eastern basin and the second in the western basin. Actual water demands must be based on the number of homes that will exist in each basin when construction is completed including the existing farmhouse.



5. Uhl indicates that they will install observation wells to similar depths as the pumping well. Based on local geology and Figure 3 of their report, it appears that OW1 and OW2 will be located along bedding strike with respect to PW1 and therefore, completing these wells to the same depth as PW1 is in accordance with Ordinance No. 03-1298. Well OW3 is located in the down dip direction with respect to PW1 and should be completed to a depth that ensures intersection of the same beds intersected in PW1. Therefore, this well should not be completed to the same depth as PW1.



6. The testing plan includes monitoring precipitation. Ordinance No. 03-1298 requires measurement of precipitation during all three phases and inclusion of these measurements in the hydrogeologic report. In addition, the aquifer test (all three phases) must not be conducted during a period when precipitation exceeds 0.5-inch or the test must be repeated.



7. The wells to be used for the aquifer test have not been installed. As required by Ordinance No. 03-1298, water levels in these wells must be allowed to stabilize for a period of at least three days after drilling is complete before the background phase can be initiated. Furthermore, all pumping equipment in the

72A

Township of Hopewell
AUG 25 2014
Health Department

TOWNSHIP OF HOPEWELL

MERCER COUNTY

201 Washington Crossing Pennington Road
Titusville, New Jersey 08560-1410
Phone: 609.737.0605
Fax: 609.737.1022

REQUEST FOR INFORMATION

Date of Request: August 22, 2014

1. Received from: Chris L. Mikolajczyk, CLM
(Name)
Princeton Hydro LLC, 1108 Old York Road, PO Box 720, Ringoes, NJ 08551
(Address)
2. Telephone No: 908-237-5660 x114 (optional)
3. Document/Information Requested: PLEASE SEE ATTACHED LETTER REQUEST

Please note there often are charges for the production of information requests. Those who make a request for information must pay the charge for the copies, reproduction, retrieval costs and materials before any copies of information will be released.

For Office Use

Fee Paid: _____
Rec'd by: _____
Date given: _____
Given by: _____

Notes: LEFT MESSAGE TO INFORM

MR. MIKOLAJCZYK THAT SOMEONE MAY
COME IN TO REVIEW FILES 8-27-14

LR

August 22, 2014

Mr. Robert English, Health Officer
Hopewell Township Health Department
201 Washington Crossing -- Pennington Road
Titusville, NJ 08560

**Re: Phase I Environmental Assessment
Block 72, Lot 9
Township of Hopewell, Mercer County, New Jersey
Princeton Hydro Project Number 1230.005**

Dear Mr. English:

Princeton Hydro, LLC has been retained by Silo Homes, Inc. to conduct a Phase I Environmental Assessment for the above referenced property in Hopewell Township, Mercer County, New Jersey. This letter is a request for any information, relative to environmental issues, that the Township Health Department may have on the above referenced property. We are looking for site inspection reports; violations pertaining to handling, storage or disposal of hazardous substances; hazardous material releases or spills; underground storage tank information; and any other information you may have regarding potential areas of environmental concern. At your earliest convenience, would you kindly forward to our office at 1108 Old York Road, P.O. Box 720, Ringoes, New Jersey 08551, any records you may have in your possession regarding the property referenced above, with regard to New Jersey Department of Environmental Protection regulations.

Princeton Hydro sincerely appreciates the opportunity to work with you concerning the above referenced property. If you have any questions, please feel free to contact me at our Ringoes, New Jersey office at (908) 237-5660.

Sincerely,



Christopher L. Mikolajczyk
Senior Aquatic Scientist

cc: file

Princeton Hydro, LLC

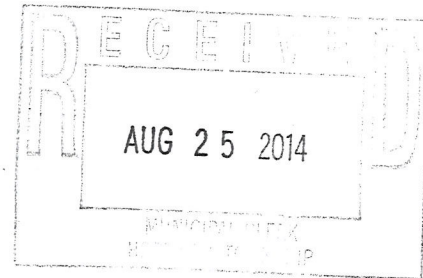
- ☒ 1108 Old York Road PO Box 720 Ringoes, NJ 08551 t. 908.237.5660 f. 908.237.5666
- ☐ 1200 Liberty Place Sicklerville, NJ 08081 t. 856.629.8889 f. 856.629.8866
- ☐ 203 Exton Commons Exton, PA 19341 t. 610.524.4220 f. 610.524.9434
- ☐ 931 Main Street Suite 2 South Glastonbury, CT 06073 t. 860.652.8911 f. 860.652.8922

Forward: Health
mco*Scientists, Engineers &
Environmental Planners
Designing Innovative
Solutions for Water,
Wetland and Soil
Resource Management*

August 22, 2014

Ms. Laurie Gompf, Municipal Clerk
Township of Hopewell
201 Washington Crossing -- Pennington Road
Titusville, NJ 08560

**Re: Phase I Environmental Assessment
Block 72, Lot 9
Township of Hopewell, Mercer County, New Jersey
Princeton Hydro Project Number 1230.005**



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Sincerely,

Christopher L. Mikolajczyk
Senior Aquatic Scientist

cc: file

Princeton Hydro, LLC

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PLEASE SEE ATTACHED LETTER REQUEST

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For Office Use

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Date given: _____

Given by: _____

Notes: _____



TOWNSHIP of HOPEWELL

MERCER COUNTY

DEPARTMENT OF HEALTH

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

Phone: 609.737.0120 Fax: 609-737-6836 www.hopewelltp.org



Public Health
Prevent. Promote. Protect.

REQUEST FOR INFORMATION

Date of Request: 9/5/14

Received from: CHRIS MIKOLAJCZYK

Address: 1108 OLD YOUNG ROAD RINGGOLD

Telephone # 908 237 5660

Document/Information Requested: FILE SEARCH

Block 72 Lot 9

Address: 135 BLACKWELL ROAD

Please note: there are often charges for the production of information requests. Those who make a request for information must pay the charge for copies, reproduction, retrieval costs and materials before any copies of information will be released.

For Office Use:

Fee paid: _____

Rev'd. by: _____

Date: _____

Notes: _____

9/25/06
g/c

Act Engineers
Charlie D:HS

BL 72 L-9

BS#6 TD = 90'
not filled H2O infiltration
(N/G)

BS#7 TD = 84'

(N/G) F-12" - 12:30 on 9/21

R - N/G

(OK) BS#8 TD = 60'

F-12" - 9/21

R - Day - 12:45g 9/21

F-12" - B:50 9/22

R - Day - 10:10 9/22

BS#9 - TD = 60'

(OK) F-12" - 8:35 9/22

R - Day - 9/23

F-12" - 9/25

R - Day - 9/26

BS#10 TD = 60'
F-12" - 9:45
(N/G)

not filled H2O infiltration

BS#11 TD = 84'

Possible pit BAIL

BS#1 TD = 60'

N/G F-12" - 8:15 on 9/22

R - 8" on 9/23 N/G

BS#12 TD = 66" - Day BS#1 dig

N/G F-12" - 9/25 Day 6" overnight

BS#13 TD = 48'

N/G F-12" - 4:40 9-21

R - N/G

BS#14 TD = 90'

(OK) F-12" - 4:30 9/21

R - Day 9/22

(OK) F-12" - 9/22

R - Day 9/23

BS#5 TD = 66"

(OK) F-12" - 9/22

R - Day 9/23

F-12" - 9/25

R - Day 9/26