



These are documents that Delaware Riverkeeper Network received from our Open Public Records Act (OPRA) request on August 2, 2022 from Hopewell Township, NJ.

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TOWNSHIP OF HOPEWELL

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Titusville, New Jersey 08560-1410
Phone 609.737.0605 Ext 6280

TREE REMOVAL PERMIT ATTACHMENT (§12-4)

Date of Application: 7/7/22

Work Site Location / Street Address: Sunoco Pipeline LP Jacobs Creek Pipeline Replacement Project

Block: 1106 Lot(s): 99.01_6, 99.01_9, 99.01_10

A. Tree Removal Calculation.

- Calculate the total DBH of trees to be removed:
(Example: a combined total of 150 inches of DBH equals 15 trees of 10 inches DBH; 5 trees of 30 inches DBH; 10 trees of 15 DBH; etc.)

<i>Tree Diameter at Breast Height (DBH) ¹</i>	<i>Number of Trees to be removed at specified DBH</i>	<i>Total DBH of removal for specified tree size</i>
See attached for additional detail		
10-16"	34	429
16-23"	11	220
23-30"	1	27
Total DBH to be removed		676 inches

¹ DBH is measured as the diameter of the tree 4.5 feet above the ground. Trees measuring less than 10" DBH are not required to be counted towards the removal total.

- Add Total DBH of trees removed on the property within past 10 years from date of application to the total DBH removal currently proposed: N/A

If the grand total is less than 150 inches of tree DBH within a 10 year period, a tree removal permit, fee, tree removal plan and tree replacement plan are not required.

B. **Fee.** If a tree removal permit is required, the required fee shall be paid upon application to the Administrative Officer.

- Application Fees:* Twenty-five (\$25.00) dollars for each tax lot.
- Inspection Fees:* Fifty (\$50.00) dollars for each tax lot.

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FOR TOWNSHIP USE ONLY:		
	Date Received:	Initials:
Application Fee:	[3] Lots x \$25 / lot	Total Applic. Fee: 75.00
Inspection Fees:	[3] Lots x \$50 / lot	Total Inspec. Fee: 150.00

- C. If a tree removal permit is required, a **Tree Removal and Replacement Plan** shall be submitted and shall contain the minimum information: (See §12-4 of the Township Ordinance for Complete Requirements)
1. A certification from the lot owner that the applicant is specifically authorized to make the application for tree removal.
 2. The shape and dimensions of the lot or parcel, including a north arrow, the location of all existing and proposed easements, existing and proposed infrastructure, roadways and buildings, if any.
 3. The location of trees 10" DBH and greater to be removed.
 4. The location of any State record and specimen trees to be removed. The applicant shall provide documentation demonstrating that all reasonable efforts have been made to preserve State record and specimen trees, including, but not limited to, if feasible, relocation of existing and proposed infrastructure, roadways and buildings. Removal of State record trees or specimen trees requires approval of the Hopewell Township Committee. Replacement requirements for any State record tree or specimen tree approved to be removed shall be established by the governing body.
 5. Tree preservation limits including limits of all tree protection with appropriate construction details. There shall be no wires or attachments to trees being protected. Protection is required for any soil disturbance within the drip line of any tree not being removed. No materials of any kind shall be stored and no construction machinery shall be placed within the drip line of any tree to be protected, and shall be so noted on the plan.
 6. Tree replacement plan. A tree replacement plan may be integrated with landscape plans submitted for other separate land use approvals. Replacement trees shall be planted on the same tax lot as the trees to be removed.
 - a. Trees planted within other existing natural stands of trees on-site may be spaced five feet to 20 feet on center.
 - b. Tree replacement species shall be indigenous to the area and site.
 - c. Street trees, (i.e., deciduous trees planted within 10 feet of a street right-of-way), shall comply with the planting requirements at Township Code Section 14-1. If these trees are to be used as replacement trees, they shall be indigenous / native species. The following species from the list at §14-2.1 are native:
 - Red Maple *Acer Rubrum* - native
 - Scarlet Oak *Quercus coccinea* - native
 - Pin Oak *Quercus palustris* - native
 - *Willow Oak *Quercus phellos* - native
 - Sugar Maple *Acer saccharum* - native
 - *Sweetgum *Liquidambar styraciflua* - native
 - *Sourgum or black gum *Nyssa sylvatica* – native
 *Spring Planting Only.
 - d. All proposed replacement tree species shall be selected from Trees for New Jersey Streets as published by the New Jersey Shade Tree Federation; Street Tree Factsheets, a publication of the Municipal Tree Restoration Program; and the adopted Hopewell Township Community Forestry Plan ([see attached list](#)).
 - e. Tree replacement materials shall be provided in accordance with the standards set forth in ANSI Z60.1, American Standard for Nursery Stock.
 - f. Unless otherwise set forth in this section, tree replacement shall follow the guidelines set forth in the "New Jersey No Net Loss Reforestation Act," P.L. 1993, c.106 (c:13:1L-14.2).
 7. Soils disturbed during tree replacement shall be stabilized in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey.

D. Tree Replacement Requirements.

1. The number and size of replacement trees for each tree ten inches in DBH or larger that is to be removed beyond a combined total of 150 inches DBH shall be as follows:

<i>Diameter of Removed Trees at Breast Height in Inches</i>	<i>Number of Replacement Trees for Each Tree Removed</i>	<i>Caliper of Replacement Trees</i>
10" up to 16"	2	2 – 2 1/2"
Greater than 16" up to 23"	2	3"
Greater than 23" up to 30"	4	3 1/2 – 4"
Greater than 30"	5	3 1/2 – 4"

2. Credits for tree replacement shall be given on a one-to-one basis when one of the following conditions are proposed on the tree replacement plan:
 - a. Preservation of stands of ten or more trees with a DBH of six inches or greater within the limit of the disturbance line. Credit will only be given for native trees located within the stand.
 - b. Preservation of one acre or more of on-site areas having stands of trees with a DBH of six inches or greater which are to be left in natural condition. Preservation shall be provided by a deed of conservation easement from the lot owner to Hopewell Township which deed shall be filed with the Mercer County Clerk's Office by the applicant as a condition of the tree removal permit after approval by the Township Committee. This credit excludes all previous dedicated easements.
 - c. All replacement trees shall be maintained in healthy condition for no less than two years from the date of planting.
 - d. When the site in question cannot physically accommodate the total replacement amount of trees required by this section, as certified by the applicant and verified by the Administrative Officer, tree replacement may be accomplished by a contribution of the monetary value of non-replaced trees to the Township Tree Escrow Fund in an amount as set forth below and in Chapter X, Fees and Permits. Payment shall be a condition of the tree removal permit.

<i>Diameter of Removed Trees at Breast Height in Inches</i>	<i>Tree Escrow Fund Contribution (Value for Each Tree to Be Removed and Not Replaced)</i>
10" up to 16"	\$480.00
Greater than 16" up to 23"	\$840.00
Greater than 23" up to 30"	\$1,680.00
Greater than 30"	\$2,100.00

E. Term of Permit.

Approved tree removal permits shall be valid for a period not to exceed 12 calendar months from the date of issuance by the Administrative Officer and shall be conditioned upon payment of all permit and inspection fees. An extension may be granted by the Township Administrator for a period not to exceed three months for good cause shown. All work not completed within the term of permit or term of extension shall be the subject of a new application and the payment of new fees.

F. Display of Permit and Right of Entry.

1. The tree removal permit shall be prominently displayed on the site continuously while trees are being removed or replaced or work done as authorized by the tree removal permit and for ten days thereafter.
2. All persons cutting or removing trees, if other than the applicant, shall carry with him/her authorization from the owner and applicant authorizing such person to cut or remove trees.
3. In the event that trees are being cut or removed in accordance with a forest management plan or a soil conservation plan, a copy of said plans shall be in the possession of the person cutting or removing such trees, if not the owner of the lot.
4. As a condition for the issuance of the permit, the applicant shall agree in writing to the entry onto his/her premises by the Administrative Officer or his designee as necessary to inspect the site in review of the application for a tree removal permit and to inspect the permitted tree removal work to effectuate the

provisions of this chapter. Failure to allow such entry shall constitute a violation of the permit and this chapter.

G. Tree Protection During Construction.

1. Prior to any tree removal, protection shall be installed. Tree protection shall remain until tree removal is complete.
2. When the tree protection area is adjacent to street rights-of-way and utility easements, the location of said street rights of-way and utility easements shall be identified during construction.
3. Any trees damaged during construction must be inspected and treated if required in accordance with written guidance from a tree expert. If the damage is unable to be treated as certified by the tree expert the damaged tree shall be removed and replaced in accordance with Section 12-4 of the Township Code.

H. Guarantees.

1. *Performance Guarantee.* When a tree replacement plan is proposed as part of residential construction, compliance with the tree replacement plan shall be required prior to release of the final certificate of occupancy. When a tree replacement plan is part of non-residential construction or new utility construction a performance bond guaranteeing compliance with the tree replacement plan shall be provided to the Township. The performance guarantee shall be in a form and in an amount prescribed by the Municipal Land Use Law.
2. *Maintenance Guarantee.* When a tree replacement plan is proposed as part of residential construction, the two year maintenance obligation shall be required as a performance condition of the final certificate of occupancy. When a tree replacement plan is part of non-residential construction or new utility construction, a two year maintenance bond in the amount of 15 percent of the performance bond shall be provided to the township. The maintenance guarantee shall be in a form and in an amount prescribed by the Municipal Land Use Law.

I. Violations and Penalties.

1. Any person, firm, partnership, corporation, association or other legal entity violating any of the provisions of this section shall, upon conviction of such violation be punished by a fine of up to two thousand (\$2,000.00) dollars for each violation, in the discretion of the Judge before whom conviction may be had. Each illegally removed tree shall be considered a separate violation. Each violation of any of the provisions of this section and each day the same is violated shall be defined and taken to be a separate and distinct offense. In addition, the court may order restitution (fine and/or appraised value, whichever is greater) and/or replacement of the tree illegally removed.
2. In addition to other remedies, the Tree Specialist or other authorized official may institute any appropriate legal action to prevent a continuing violation of the terms of this section.

CHAPTER XIV ENVIRONMENTAL COMMISSION REGULATIONS (Currently in Draft Form 5/29/2015)

14-1 SPECIFICATIONS FOR PLANTING WOODY PLANTS (TREES & SHRUBS) IN DEVELOPMENTS AND SUBDIVISIONS.

Shade trees shall be of a type and size and in such location as shall be approved by and be planted under the supervision and direction of the Environmental Commission of the township. Shade trees shall be placed not more than 50 feet apart along streets in all developments and subdivisions (five feet to 15 feet within the right-of-way lines) five to ten feet outside the street right-of way line and shall not interfere with utilities. No shade trees shall be planted within 50 feet of intersecting street right-of-way lines. The planning board shall grant a waiver to the above only if there are trees growing along such streets or on abutting property near the street which are in compliance with or exceed the requirements of this chapter. The developer or subdivider shall submit shade tree layout plans to the Environmental Commission for approval and recommendations to the Hopewell Township Planning Board. Trees shall conform to the regulations set forth in Chapter XIV of the Revised General Ordinances of the Township of Hopewell Environmental Commission Regulations” and shall be of the species or variety required by the Planning Board.

(Ord. #7/15/74)

14-2 APPROVED SPECIES AND VARIETIES.

14-2.1 Listing

The following are approved species and varieties:

*Spring Planting Only

** Denotes Evergreen

LATIN

COMMON NAME

Evergreen trees

Chamaecyparis thyoides

Atlantic White Cedar

Ilex opaca

American Holly

Juniperus virginiana

Eastern Red Cedar

Pinus echinata

Shortleaf Pine

Pinus strobus

Eastern White Pine

Pinus rigida

Pitch Pine

Pinus taeda

Loblolly Pine

Pinus virginiana

Virginia Pine

*Tsuga canadensis***

Eastern Hemlock

Large deciduous trees

Acer rubrum

Red Maple

Acer saccharinum

Silver Maple

Acer saccharum

Sugar Maple

Betula lenta

Black or Sweet Birch

Betula nigra

River Birch

Betula populifolia

Gray Birch

Carpinus caroliniana

American Hornbeam (Ironwood; Musclewood)

Carya cordiformis

Bitternut Hickory



Large Deciduous Trees (Cont'd)

LATIN NAME

Carya glabra
Carya ovata
Celtis occidentalis
Diospyros virginiana
Fagus grandiflora
Fraxinus americana
Fraxinus pennsylvanica
Gleditsia triacanthus
Juglens nigra
Liriodendron tulipifera
Liquidambar styraciflua
Morus rubra
Nyssa sylvatica
Plantanus occidentalis
Populus deltoides
Populus grandidentata
Populus tremuoides
Prunus serotina
Quercus alba
Quercus bicolor
Quercus coccinea
Quercus falcata
Quercus palustris
Quercus phellos
Quercus prinus
Quercus rubra
Quercus velutina
Salix nigra
Sassafras albidum
Taxodium distichum
Tilia americana
Ulmus americana
Ulmus rubra (sometimes *U. fulva*)

COMMON NAME

Pignut Hickory
Shagbark Hickory
Hackberry
Persimmon
American Beech
White Ash
Green Ash
Honey locust
Black Walnut
Tulip Poplar
*Sweetgum
Red Mulberry
*Sourgum or Blackgum
American sycamore
Eastern Cottonwood
Large-tooth Aspen
Quaking or Trembling Aspen
Black Cherry
White Oak
Swamp White Oak
Scarlet Oak
Southern Red Oak
Pin Oak
Willow Oak
Chestnut Oak
Northern Red Oak
Black Oak
Black Willow
Common Sassafras
Bald Cypress
American Basswood
American Elm
Slippery elm



Understory (small) trees

<i>Acer ginnala</i>	Amur maple
<i>Cercis canadensis</i>	Redbud (many attractive cultivars available)
<i>Cornus florida</i>	Flowering dogwood (many attractive cultivars available)
<i>A. melanochiar spp.</i>	Serviceberry
<i>Chionanthus virginicus</i>	Fringetree
<i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Prunus americana</i>	Wild Plum
<i>Prunus serotina</i>	Black Cherry
<i>Prunus virginiana</i>	Chokecherry
<i>Sassafras albidum</i>	<u>Common Sassafras</u>

Shrubs [denotes EVERGREEN]**

<i>Alnus rugosa</i>	Speckled Alder
<i>Alnus serrulata</i>	Smooth Alder
<i>Aronia arbutifolia</i>	Red Chokeberry
<i>Aronia melanocarpa</i>	Black Chokeberry
<i>Asimina triloba</i>	Paw Paw
<i>Baccharis halimifolia</i>	Groundsel Tree or Sea Myrtle
<i>Cephalanthus occidentalis</i>	Buttonbush
<i>Clethra alnifolia</i>	Sweet Pepperbush
<i>Cornus amomum</i>	Silky Dogwood
<i>Cornus racemosa</i>	Gray Dogwood
<i>Cornus sericea</i>	Red-osier Dogwood
<i>Corylus americana</i>	American Hazelnut
<i>Crataegus crus-galli</i>	Cockspur Hawthorn
<i>Crataegus uniflora</i>	Dwarf Hawthorn
<i>Gaylussacia baccata</i>	Black Huckleberry
<i>Gaylussacia frondosa</i>	Dangleberry
<i>Hamamelis virginiana</i>	Witchhazel
<i>Ilex glabra**</i>	Inkberry Holly
<i>Ilex verticillata</i>	Winterberry
<i>Itea virginica</i>	Virginia Sweetspire
<i>Iva frutescens</i>	Marsh Elder
<i>Kalmia latifolia**</i>	Mountain laurel
<i>Leucothoe racemosa**</i>	Fetterbush or Sweet Bells
<i>Lindera benzoin</i>	Spicebush
<i>Myrica cerifera**</i>	Wax Myrtle or Southern Bayberry
<i>Myrica pensylvanica**</i>	Northern Bayberry
<i>Physocarpus opulifolius</i>	Common Ninebark
<i>Prunus maritima</i>	Beach Plum
<i>Rhododendron atlanticum</i>	Dwarf Azalea
<i>Rhododendron periclymenoides</i>	Pink Azalea
<i>Rhododendron viscosum</i>	Swamp Azalea



SHRUBS (CONT'D)

<i>Rhus aromatica</i>	Fragrant Sumac
<i>Rhus copalina</i>	Dwarf-winged Sumac
<i>Rhus glabra</i>	Smooth Sumac
<i>Rhus typhina</i>	Staghorn Sumac
<i>Rosa palustris</i>	Swamp Rose
<i>Salix sericea</i>	Silky Willow
<i>Sambucus canadensis</i>	Common Elder or Elderberry
<i>Taxus canadensis**</i>	Yew
	Eastern Hemlock [can be sheared to maintain hedge]
<i>Tsuga canadensis**</i>	
<i>Vaccinium corymbosum</i>	Highbush Blueberry
<i>Vaccinium pallidum</i>	Lowbush Blueberry
<i>Vaccinium stamineum</i>	Squaw Huckleberry
<i>Viburnum acerifolium</i>	Mapleleaf Viburnum
<i>Viburnum dentatum</i>	Arrowwood
<i>Viburnum lentago</i>	Nannyberry
<i>Viburnum nudum</i>	Possumhaw Viburnum
<i>Viburnum prunifolium</i>	Black Haw
<i>Viburnum trilobum</i>	Cranberry Bush

*Spring Planting Only.
(Ord. #7/15/74)

14-2.2 PERCENTAGE OF SPECIES TO BE USED.

Not more than 20 percent of any one species shall be planted in any subdivision except that subdivisions requiring less than ten trees shall not be subject to this section of the specifications. (Ord. #7/15/74)

14-3 NURSERY STOCK.

Plant species shall conform to those indicated on the drawings, plant list, and the publication *Hortus Third*. All landscape nursery stock shall conform to the American Standard for Nursery Stock as published by the American Association of Nurserymen, Inc. All trees shall be grown under climatic conditions similar to the job site for a period of not less than two (2) years immediately prior to this project and have a cali- per ranging from two to two and one half inches.

No substitutions shall be permitted in either kind or grade without written authorization from the project supervisor. (Ord. #7/15/74)

14-4 QUALITY.

Plants shall have the habit of growth that is normal for the species or cultivar and shall be sound, healthy, vigorous, free from insects, plant diseases and injuries or damage of any nature. All plants shall be of the grades specified, neither larger nor smaller, without written authorization from the project supervisor. No plants shall be pruned, clipped or trimmed prior to delivery without written authorization from the project supervisor. All landscape stock must be nursery grown.

All plants shall have been root pruned at the nursery at least once during the three-year period immediately preceding transplanting and at least one year prior to transplanting. All plants must be State Inspected and a copy of the 'Certificate of Inspections' issued by the State Department of Agriculture at the point of origin must accompany shipments from each source. (Ord. #7/15/74)



14-6 PLANTING.

Unless otherwise specified within these specifications, all work shall conform to accepted horticultural practices as ultimately determined by the project supervisor. Plants shall be protected upon arrival to the site by being thoroughly watered and properly maintained until properly planted and watered. Unplanted stock shall be 'healed-in' a bed of material approved by the project supervisor upon delivery to the site unless they will be planted within four (4) hours after delivery. At all times workmanlike methods customary in good horticultural practices shall be exercised. The contractor shall protect all existing features on the site including underground utilities, structures, and existing trees.

All trees shall be planted in pits that are a minimum of two (2') feet larger in diameter than their ball of earth or their spread of roots. The depth of the pits shall be equal to the depth of the root ball after proper planting. The tree shall be centered in the hole and then back filled one-half the depth of the soil ball with topsoil. The backfill shall be lightly but thoroughly tamped and well watered. The remainder of the hole is then to be back-filled with approved topsoil to a depth that after settling will assure the tree will be at the same level it was previously growing at in the nursery. The tree will be well watered again before mulch is placed over the surface of the root ball.

Plants must be protected from deer damage. Plants shall be thoroughly watered after planting. The project supervisor will notify the contractor if water suitable for irrigation is available on the site. If water is unavailable on the site, it is the responsibility of the contractor to furnish it at the time of planting. (Ord. #7/15/74)

14-7 TIME OF PLANTING

Prior to commencement of planting, the contractor shall contact the project supervisor to establish a schedule of planting trees. Trees will be planted from March 1 through June 30 or September 1 through November 30. (Ord. #7/15/74)

14-8 MULCHING.

Uniformly shredded hardwood mulch supplied by the contractor shall be free of debris and shall be placed by the contractor around all plantings at the time of planting to a depth of three (3") inches. Care shall be exercised to keep mulch three (3") inches away from the bases of all plantings. After the mulching operation has been approved by the project supervisor, the mulch shall be thoroughly watered. (Ord. #7/15/74)

14-9 GUYING AND STAKING.

The installation of tree stakes and supporting materials will be done to those trees that the project supervisor deems necessary. Stakes shall be made of wood, of the length and size required to restrict excessive movement by the tree, as ultimately determined by the project supervisor. Tie materials shall be plastic chain lock or flat, woven webbing designed specifically for staking trees. Trees shall not be wrapped. (Ord. #7/15/74)



14-10 CLEAN UP.

During the course of operations, the Contractor shall remove from the property at their expense all excess waste materials. The contractor at their expense will restore any damaged lawn areas or planting areas to their original condition, if such damage is the result of the contractor's operations. (Ord. #7/15/74)

14-11 PLANTING GUARANTEE.

Trees shall be guaranteed for one year for fall planted and 13 months for spring planted trees from date of acceptance by the Environmental Commission. The trees are to be alive and in a satisfactory growing condition as determined by the Environmental Commission at the end of the guarantee period.

Replacement will be made according to these same specifications and during the normal planting period. Replacements shall be subject to the same guarantee and replacement as the original material. The replacements shall be made within 60 days following written demand from the Environmental Commission.

In case of any questions regarding the conditions and satisfactory establishment of a rejected plant, the contractor may, if approved by the commission, allow such a plant to remain through another growing season at which time the rejected plant, if found to be dead, or in an unhealthy or badly impaired condition, shall be replaced.

Trees proven to be dead or unhealthy through vandalism or physical damage other than deer damage shall be voided by the contractor's guarantee of replacement. (Ord. #7/15/74)

14-12 ACCEPTANCE.

The Environmental Commission shall have the right before, during and after planting to reject all or part of the trees in the development or subdivision, if, in the commission's opinion, it is in the best interest of the township to do so. In the event that the developer or subdivider shall dispute such rejection, the matter shall be referred to the planning board for action. (Ord. #7/15/74)

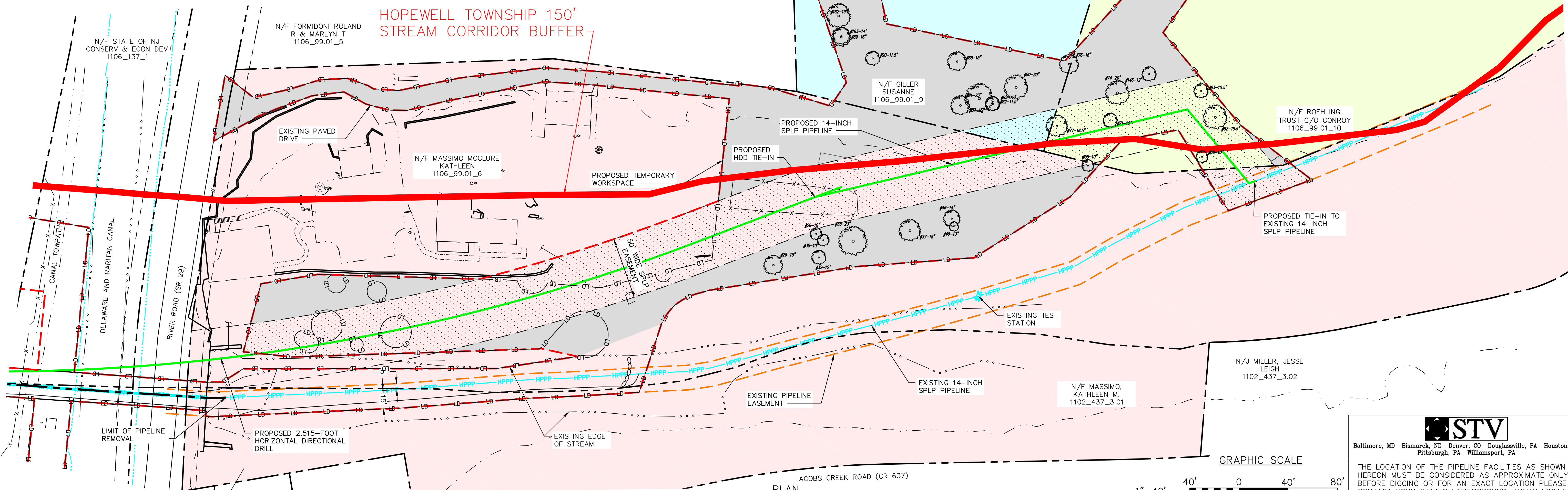
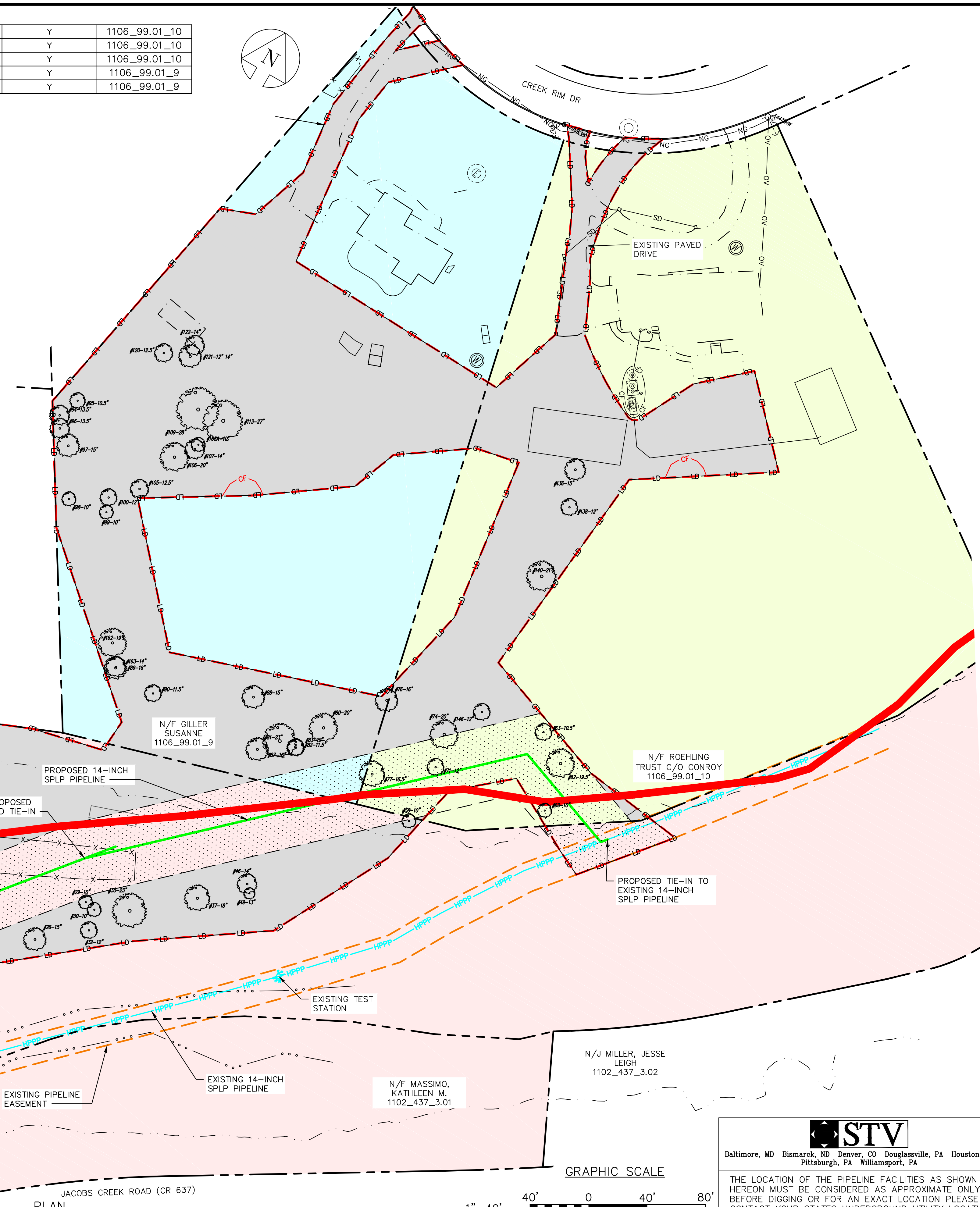


#	Species	Common Name	DBH	REMOVE (Y/N)	PARCEL ID
26	Juglans nigra	Black Walnut	15	Y	1106_99.01_6
29	Maclura pomifera	Osage Orange	10	Y	1106_99.01_6
30	Maclura pomifera	Osage Orange	10	Y	1106_99.01_6
32	Juglans nigra	Black Walnut	12	Y	1106_99.01_6
35	Juglans nigra	Black Walnut	23	Y	1106_99.01_6
37	Juglans nigra	Black Walnut	18	Y	1106_99.01_6
46	Juglans nigra	Black Walnut	14	Y	1106_99.01_6
49	Juglans nigra	Black Walnut	13	Y	1106_99.01_6
58	Paulownia tomentosa	Empress Tree	10	Y	1106_99.01_6
60	Quercus rubra	Northern Red Oak	10	Y	1106_99.01_10
62	Carya tomentosa	Mockernut Hickory	19.5	Y	1106_99.01_10
63	Ulmus americana	American Elm	10.5	Y	1106_99.01_10
71	Tilia americana	Basswood	12	Y	1106_99.01_10
74	Quercus velutina	Black Oak	20	Y	1106_99.01_10
76	Carya tomentosa	Mockernut Hickory	16	Y	1106_99.01_9
77	Carya ovata	Shagbark Hickory	16.5	Y	1106_99.01_10
80	Quercus rubra	Northern Red Oak	20	Y	1106_99.01_9
81	Carya ovata	Shagbark Hickory	23	Y	1106_99.01_9
82	Acer platanoides	Norway maple	11.5	Y	1106_99.01_9
83	Acer platanoides	Norway maple	12	Y	1106_99.01_9
87	Quercus velutina	Black Oak	16	Y	1106_99.01_9
88	Quercus velutina	Black Oak	15	Y	1106_99.01_9
89	Carya ovata	Shagbark Hickory	16	Y	1106_99.01_9
90	Carya ovata	Shagbark Hickory	11.5	Y	1106_99.01_9
94	Juglans nigra	Black Walnut	13.5	Y	1106_99.01_9
95	Juglans nigra	Black Walnut	10.5	Y	1106_99.01_9
96	Juglans nigra	Black Walnut	13.5	Y	1106_99.01_9
97	Juglans nigra	Black Walnut	15	Y	1106_99.01_9
98	Tilia americana	Basswood	10	Y	1106_99.01_9
99	Juglans nigra	Black Walnut	10	Y	1106_99.01_9
100	Ulmus americana	American Elm	12	Y	1106_99.01_9
105	Acer rubrum	Red Maple	12.5	Y	1106_99.01_9
106	Quercus palustris	Pin Oak	20	Y	1106_99.01_9
107	Prunus serotina	Black Cherry	14	Y	1106_99.01_9
108A	Quercus velutina	Black Oak	10	Y	1106_99.01_9
109	Liriodendron tulipifera	Tulip Poplar	28	Y	1106_99.01_9
113	Platanus occidentalis	American sycamore	27	Y	1106_99.01_9
120	Juglans nigra	Black Walnut	12.5	Y	1106_99.01_9
121	Paulownia tomentosa	Empress Tree	14	Y	1106_99.01_9
122	Paulownia tomentosa	Empress Tree	14	Y	1106_99.01_9
136	Prunus pensylvanica	Fire Cherry	15	Y	1106_99.01_10

138	Carya ovata	Shagbark Hickory	12	Y	1106_99.01_10
140	Quercus velutina	Black Oak	21	Y	1106_99.01_10
146	Ulmus americana	American Elm	12	Y	1106_99.01_10
162	Quercus velutina	Black Oak	19	Y	1106_99.01_9
163	Quercus velutina	Black Oak	14	Y	1106_99.01_9

LEGEND:

- PIPELINE EASEMENT AREA TO BE CLEARED AND REMAIN CLEAR AT ALL TIMES
- TEMPORARY WORKSPACE
- TREE PROTECTION FENCE TO BE USED DURING CONSTRUCTION
- 1106_99.01_6 MASSIMO PROPERTY
- 1106_99.01_9 GILLER PROPERTY
- 1106_99.01_10 ROEHLING PROPERTY



STV
 Baltimore, MD Bismarck, ND Denver, CO Douglasville, PA Houston, TX
 Pittsburgh, PA Williamsport, PA

THE LOCATION OF THE PIPELINE FACILITIES AS SHOWN HEREON MUST BE CONSIDERED AS APPROXIMATE ONLY. BEFORE DIGGING OR FOR AN EXACT LOCATION PLEASE CONTACT YOUR STATES UNDERGROUND UTILITY LOCATION SERVICE.

GRAPHIC SCALE
 1"=40' 40' 0 40' 80'

PLAN
 SCALE: 1"=40'

DWG. NO.	REFERENCE DRAWING TITLE	NO.	REVISION - DESCRIPTION	BY	DATE	CHK'D	APP'D	CHECKED			APPROVED			P.L./STA. NO. ACCOUNT NO.	CONSTRUCTION YEAR	DESIGN BY DATE	DRAWN BY DATE	ASBUILT	FILE NO.	SCALE:	PROJECT NO.	PREVIOUS DWG. NO.	SHEET OF	DWG. NO.	SHEET 1 OF 2
								BY	DATE	BY	DATE	BY	DATE												
																					38-16332			38-16332-Hopewell-Tree-1	



14-INCH TWIN OAKS TO NEWARK
 JACOBS CREEK PIPELINE RELOCATION
 HOPEWELL TOWNSHIP
 TREE EXHIBIT - 01
 HOPEWELL AND EWING TOWNSHIPS MERCER COUNTY, NEW JERSEY

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February 17, 2022

Township of Hopewell
2-1 Washington Crossing Pennington Road
Titusville, NJ 08560-1410
Attention: Zoning Office & Engineer, Mark Kataryniak

Subject: Tree Removal Permit Application
Reference: Sunoco Logistics Partners LP. Jacobs Creek Emergency Repair
Project Ewing and Hopewell Townships, Mercer County, NJ

STV Project No.: 38-16332

Mr. Kataryniak,

This letter is to provide some background information, as requested in a conversation we had in April 2021 about the Jacobs Creek Emergency Repair Project in Ewing and Hopewell Township, Mercer County. An emergency permit was granted via a verbally agreement on June 21st, 2018 to temporarily place sandbags at 30-foot intervals underneath a 130-foot exposed portion of ETP's 14-inch carbon steel liquid product pipeline located in Jacob's Creek to add support along the length exposure to prevent unwanted stress levels on the pipe. The sandbags were manually installed via divers and will be removed once a permanent repair solution has been permitted and implemented.

As part of the proposed repairs, Sunoco anticipates that there will be trees removed from three properties adjacent to Jacobs Creek, as shown on the attached plan set- Plan Sheets 1 of 3 to 3. The existing corridor for the pipeline is 50' feet wide, and access to the pipeline right-of-way will be required for the repairs. A permit application has been prepared and is attached to this package. Note that since we spoke, a major storm, including a tornado, occurred in the project area. As a result, STV returned to the site and assessed what trees had been impacted. This is noted on the plan set. Approximately 1508 inches of DBH are proposed to be removed for the project. Due to the nature of the project, Sunoco does not anticipate that the trees will be replanted, and therefore an escrow fund will be set up for the tree removal. Replacement of the trees on-site would be difficult due to deer predation in the existing wooded areas. In addition, the 50-foot corridor will need to be maintained for the pipeline maintenance in the future. Sunoco owns the two properties to the north and is currently renting them. Below is the anticipated escrow costs and breakdown of the trees by size and fee.

Hopewell Township Tree Clearing Permit Tree List Sorted by Diameter					
Tree Diameter	Number of Trees at diameter	Total DBH by diameter	Tree ID	Species	Common Name
10.0"	8 Trees	80.0"	29	<i>Maclura pomifera</i>	Osage Orange
			30	<i>Maclura pomifera</i>	Osage Orange
			43	<i>Fraxinus pennsylvanica</i>	Green Ash
			58	<i>Paulownia tomentosa</i>	Empress Tree
			60	<i>Quercus rubra</i>	Northern Red Oak
			98	<i>Tilia americana</i>	Basswood
			99	<i>Juglans nigra</i>	Black Walnut
			108A	<i>Quercus velutina</i>	Black Oak
10.5"	3 Trees	31.5"	10	<i>Betula nigra</i>	River Birch
			63	<i>Ulmus americana</i>	American Elm
			95	<i>Juglans nigra</i>	Black Walnut
11.0"	3 Trees	33.0"	79	<i>Fraxinus pennsylvanica</i>	Green Ash
			103	<i>Fraxinus pennsylvanica</i>	Green Ash
			117	<i>Fraxinus pennsylvanica</i>	Green Ash
11.5"	2 Trees	23.0"	82	<i>Acer platanoides</i>	Norway maple
			90	<i>Carya ovata</i>	Shagbark Hickory
12.0"	13 Trees	156.0"	7	<i>Celtis occidentalis</i>	Hackberry
			32	<i>Juglans nigra</i>	Black Walnut
			71	<i>Tilia americana</i>	Basswood
			73	<i>Fraxinus pennsylvanica</i>	Green Ash
			83	<i>Acer platanoides</i>	Norway maple
			100	<i>Ulmus americana</i>	American Elm
			101	<i>Fraxinus pennsylvanica</i>	Green Ash
			104	<i>Fraxinus pennsylvanica</i>	Green Ash
			114	<i>Fraxinus pennsylvanica</i>	Green Ash
			115	<i>Fraxinus pennsylvanica</i>	Green Ash
			116	<i>Fraxinus pennsylvanica</i>	Green Ash
			138	<i>Carya ovata</i>	Shagbark Hickory
			146	<i>Ulmus americana</i>	American Elm
12.5"	3 Trees	37.5"	11	<i>Betula nigra</i>	River Birch
			105	<i>Acer rubrum</i>	Red Maple
			120	<i>Juglans nigra</i>	Black Walnut
13.0"	2 Trees	26.0"	49	<i>Juglans nigra</i>	Black Walnut
			53	<i>Fraxinus pennsylvanica</i>	Green Ash

13.5"	3 Trees	40.5"	55	<i>Fraxinus pennsylvanica</i>	Green Ash
			94	<i>Juglans nigra</i>	Black Walnut
			96	<i>Juglans nigra</i>	Black Walnut
14.0"	10 Trees	140.0"	5	<i>Acer platanoides</i>	American sycamore
			46	<i>Juglans nigra</i>	Black Walnut
			102	<i>Fraxinus pennsylvanica</i>	Green Ash
			107	<i>Prunus serotina</i>	Black Cherry
			111	<i>Fraxinus pennsylvanica</i>	Green Ash
			112	<i>Fraxinus pennsylvanica</i>	Green Ash
			122	<i>Paulownia tomentosa</i>	Empress Tree
			159	<i>Fraxinus pennsylvanica</i>	Green Ash
			163	<i>Quercus velutina</i>	Black Oak
15.0"	6 Trees	90.0"	26	<i>Juglans nigra</i>	Black Walnut
			40	<i>Fraxinus pennsylvanica</i>	Green Ash
			88	<i>Quercus velutina</i>	Black Oak
			97	<i>Juglans nigra</i>	Black Walnut
			110	<i>Fraxinus pennsylvanica</i>	Green Ash
			136	<i>Prunus pensylvanica</i>	Fire Cherry
16.0"	5 Trees	80.0"	76	<i>Carya tomentosa</i>	Mockernut Hickory
			87	<i>Quercus velutina</i>	Black Oak
			89	<i>Carya ovata</i>	Shagbark Hickory
			148	<i>Fraxinus pennsylvanica</i>	Green Ash
			153	<i>Fraxinus pennsylvanica</i>	Green Ash
16.5"	1 Trees	16.5"	77	<i>Carya ovata</i>	Shagbark Hickory
17.0"	2 Trees	34.0"	4	<i>Platanus occidentalis</i>	American sycamore
			147	<i>Fraxinus pennsylvanica</i>	Green Ash
18.0"	6 Trees	108.0"	8	<i>Juglans nigra</i>	Black Walnut
			37	<i>Juglans nigra</i>	Black Walnut
			75	<i>Fraxinus pennsylvanica</i>	Green Ash
			118	<i>Fraxinus pennsylvanica</i>	Green Ash
			121	<i>Paulownia tomentosa</i>	Empress Tree
			149	<i>Fraxinus pennsylvanica</i>	Green Ash
19.0"	1 Tree	19.0"	162	<i>Quercus velutina</i>	Black Oak
19.5"	1 Tree	19.5"	62	<i>Carya tomentosa</i>	Mockernut Hickory
20.0"	6 Trees	120.0"	42	<i>Fraxinus pennsylvanica</i>	Green Ash
			74	<i>Quercus velutina</i>	Black Oak
			80	<i>Quercus rubra</i>	Northern Red Oak
			106	<i>Quercus palustris</i>	Pin Oak
			144	<i>Fraxinus pennsylvanica</i>	Green Ash

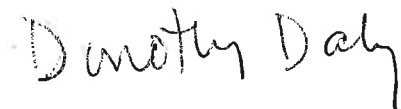
21.0"	3 Trees	63.0"	52	<i>Fraxinus pennsylvanica</i>	Green Ash
			140	<i>Quercus velutina</i>	Black Oak
			158	<i>Fraxinus pennsylvanica</i>	Green Ash
21.5"	1 Tree	21.5"	9	<i>Juglans nigra</i>	Black Walnut
22.0"	2 Trees	44.0"	36	<i>Fraxinus pennsylvanica</i>	Green Ash
			145	<i>Fraxinus pennsylvanica</i>	Green Ash
23.0"	2 Trees	46.0"	35	<i>Juglans nigra</i>	Black Walnut
			81	<i>Carya ovata</i>	Shagbark Hickory
24.0"	2 Trees	48.0"	130	<i>Fraxinus pennsylvanica</i>	Green Ash
			160	<i>Fraxinus pennsylvanica</i>	Green Ash
26.0"	1 Tree	26.0"	65	<i>Carya ovata</i>	Mockernut Hickory
27.0"	1 Tree	27.0"	113	<i>Platanus occidentalis</i>	American sycamore
28.0"	2 Trees	56.0"	1	<i>Juglans nigra</i>	Black Walnut
			109	<i>Liriodendron tulipifera</i>	Tulip poplar
36.0"	1 Tree	36.0"	15	<i>Juglans nigra</i>	Black Walnut
43.0"	2 Trees	86.0"	39	<i>Fraxinus pennsylvanica</i>	Green Ash
			137	<i>Fraxinus pennsylvanica</i>	Green Ash
TOTALS	92 Trees	1508.0"			

Once the total escrow amount is agreed upon, STV will submit that fee along with the permit fees. Please review the attachments and let us know if there are any comments or questions.

Below, please see photographs of the site. Photos 1 and 2 show some of the trees that were affected by the wind/tornado, facing uphill into the woods, and downhill, towards Jacobs Creek. The trees along the creek were affected the most. Photo 3 shows the staked ROW for the proposed pipeline work. Photo 4 shows the lack of understory, from deer predation.

Please review the attachments and let us know if there are any comments or questions, you can contact me at 484-269-1174

Sincerely,



Dorothy A Daly
Senior Environmental Scientist, ISA Certified Arborist, PA/NY RLA
STV Inc.

Jacobs Creek Site Photographs- January 12, 2022

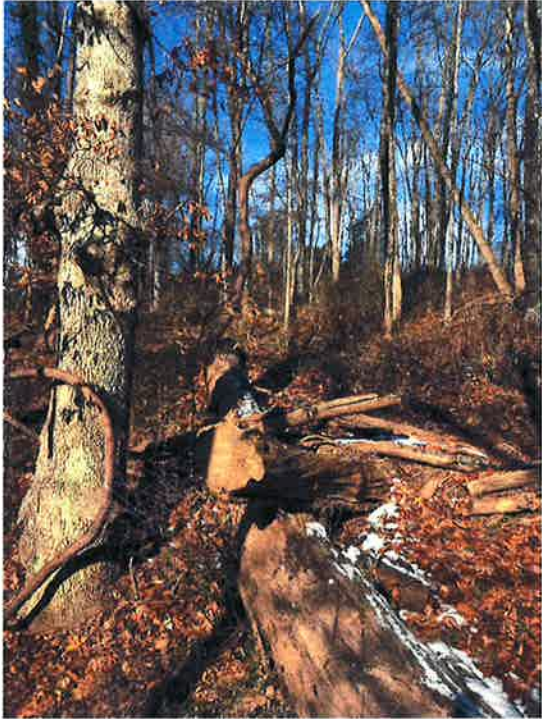


Photo 1



Photo 2



Photo 3



Photo 4

- C. If a tree removal permit is required, a **Tree Removal and Replacement Plan** shall be submitted and shall contain the minimum information: (See §12-4 of the Township Ordinance for Complete Requirements)
1. A certification from the lot owner that the applicant is specifically authorized to make the application for tree removal.
 2. The shape and dimensions of the lot or parcel, including a north arrow, the location of all existing and proposed easements, existing and proposed infrastructure, roadways and buildings, if any.
 3. The location of trees 10" DBH and greater to be removed.
 - N/A 4. The location of any State record and specimen trees to be removed. The applicant shall provide documentation demonstrating that all reasonable efforts have been made to preserve State record and specimen trees, including, but not limited to, if feasible, relocation of existing and proposed infrastructure, roadways and buildings. Removal of State record trees or specimen trees requires approval of the Hopewell Township Committee. Replacement requirements for any State record tree or specimen tree approved to be removed shall be established by the governing body.
 5. Tree preservation limits including limits of all tree protection with appropriate construction details. There shall be no wires or attachments to trees being protected. Protection is required for any soil disturbance within the drip line of any tree not being removed. No materials of any kind shall be stored and no construction machinery shall be placed within the drip line of any tree to be protected, and shall be so noted on the plan.
 - N/A 6. Tree replacement plan. A tree replacement plan may be integrated with landscape plans submitted for other separate land use approvals. Replacement trees shall be planted on the same tax lot as the trees to be removed.
 - a. Trees planted within other existing natural stands of trees on-site may be spaced five feet to 20 feet on center.
 - b. Tree replacement species shall be indigenous to the area and site.
 - c. Street trees, (i.e., deciduous trees planted within 10 feet of a street right-of-way), shall comply with the planting requirements at Township Code Section 14-1. If these trees are to be used as replacement trees, they shall be indigenous / native species. The following species from the list at §14-2.1 are native:
 - Red Maple *Acer Rubrum* - native
 - Scarlet Oak *Quercus coccinea* - native
 - Pin Oak *Quercus palustris* - native
 - *Willow Oak *Quercus phellos* - native
 - Sugar Maple *Acer saccharum* - native
 - *Sweetgum *Liquidambar styraciflua* - native
 - *Sourgum or black gum *Nyssa sylvatica* – native
 *Spring Planting Only.
 - d. All proposed replacement tree species shall be selected from Trees for New Jersey Streets as published by the New Jersey Shade Tree Federation; Street Tree Factsheets, a publication of the Municipal Tree Restoration Program; and the adopted Hopewell Township Community Forestry Plan (see attached list).
 - e. Tree replacement materials shall be provided in accordance with the standards set forth in ANSI Z60.1, American Standard for Nursery Stock.
 - f. Unless otherwise set forth in this section, tree replacement shall follow the guidelines set forth in the "New Jersey No Net Loss Reforestation Act," P.L. 1993, c.106 (c:13:1L-14.2).
 7. Soils disturbed during tree replacement shall be stabilized in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey.

provisions of this chapter. Failure to allow such entry shall constitute a violation of the permit and this chapter.

G. Tree Protection During Construction.

1. Prior to any tree removal, protection shall be installed. Tree protection shall remain until tree removal is complete.
2. When the tree protection area is adjacent to street rights-of-way and utility easements, the location of said street rights of-way and utility easements shall be identified during construction.
3. Any trees damaged during construction must be inspected and treated if required in accordance with written guidance from a tree expert. If the damage is unable to be treated as certified by the tree expert the damaged tree shall be removed and replaced in accordance with Section 12-4 of the Township Code.

H. Guarantees.

1. *Performance Guarantee.* When a tree replacement plan is proposed as part of residential construction, compliance with the tree replacement plan shall be required prior to release of the final certificate of occupancy. When a tree replacement plan is part of non-residential construction or new utility construction a performance bond guaranteeing compliance with the tree replacement plan shall be provided to the Township. The performance guarantee shall be in a form and in an amount prescribed by the Municipal Land Use Law.
2. *Maintenance Guarantee.* When a tree replacement plan is proposed as part of residential construction, the two year maintenance obligation shall be required as a performance condition of the final certificate of occupancy. When a tree replacement plan is part of non-residential construction or new utility construction, a two year maintenance bond in the amount of 15 percent of the performance bond shall be provided to the township. The maintenance guarantee shall be in a form and in an amount prescribed by the Municipal Land Use Law.

I. Violations and Penalties.

1. Any person, firm, partnership, corporation, association or other legal entity violating any of the provisions of this section shall, upon conviction of such violation be punished by a fine of up to two thousand (\$2,000.00) dollars for each violation, in the discretion of the Judge before whom conviction may be had. Each illegally removed tree shall be considered a separate violation. Each violation of any of the provisions of this section and each day the same is violated shall be defined and taken to be a separate and distinct offense. In addition, the court may order restitution (fine and/or appraised value, whichever is greater) and/or replacement of the tree illegally removed.
2. In addition to other remedies, the Tree Specialist or other authorized official may institute any appropriate legal action to prevent a continuing violation of the terms of this section.

D. Tree Replacement Requirements.

1. The number and size of replacement trees for each tree ten inches in DBH or larger that is to be removed beyond a combined total of 150 inches DBH shall be as follows:

<i>Diameter of Removed Trees at Breast Height in Inches</i>	<i>Number of Replacement Trees for Each Tree Removed</i>	<i>Caliper of Replacement Trees</i>
10" up to 16"	2	2 – 2 1/2"
Greater than 16" up to 23"	2	3"
Greater than 23" up to 30"	4	3 1/2 – 4"
Greater than 30"	5	3 1/2 – 4"

2. Credits for tree replacement shall be given on a one-to-one basis when one of the following conditions are proposed on the tree replacement plan:
 - a. Preservation of stands of ten or more trees with a DBH of six inches or greater within the limit of the disturbance line. Credit will only be given for native trees located within the stand.
 - b. Preservation of one acre or more of on-site areas having stands of trees with a DBH of six inches or greater which are to be left in natural condition. Preservation shall be provided by a deed of conservation easement from the lot owner to Hopewell Township which deed shall be filed with the Mercer County Clerk's Office by the applicant as a condition of the tree removal permit after approval by the Township Committee. This credit excludes all previous dedicated easements.
 - c. All replacement trees shall be maintained in healthy condition for no less than two years from the date of planting.
 - d. When the site in question cannot physically accommodate the total replacement amount of trees required by this section, as certified by the applicant and verified by the Administrative Officer, tree replacement may be accomplished by a contribution of the monetary value of non-replaced trees to the Township Tree Escrow Fund in an amount as set forth below and in Chapter X, Fees and Permits. Payment shall be a condition of the tree removal permit.

<i>Diameter of Removed Trees at Breast Height in Inches</i>	<i>Tree Escrow Fund Contribution (Value for Each Tree to Be Removed and Not Replaced)</i>
10" up to 16"	\$480.00
Greater than 16" up to 23"	\$840.00
Greater than 23" up to 30"	\$1,680.00
Greater than 30"	\$2,100.00

E. Term of Permit.

Approved tree removal permits shall be valid for a period not to exceed 12 calendar months from the date of issuance by the Administrative Officer and shall be conditioned upon payment of all permit and inspection fees. An extension may be granted by the Township Administrator for a period not to exceed three months for good cause shown. All work not completed within the term of permit or term of extension shall be the subject of a new application and the payment of new fees.

F. Display of Permit and Right of Entry.

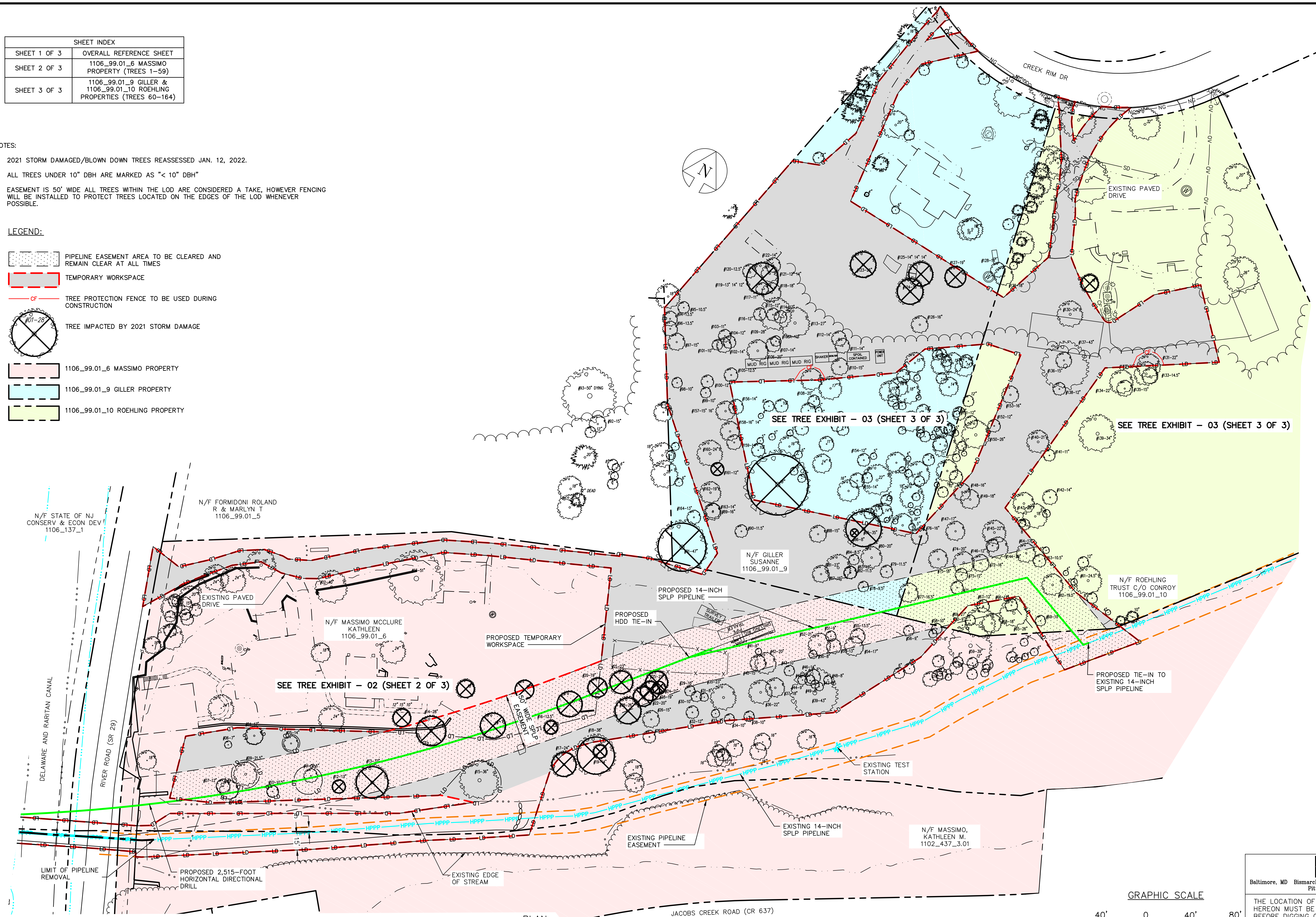
1. The tree removal permit shall be prominently displayed on the site continuously while trees are being removed or replaced or work done as authorized by the tree removal permit and for ten days thereafter.
2. All persons cutting or removing trees, if other than the applicant, shall carry with him/her authorization from the owner and applicant authorizing such person to cut or remove trees.
3. In the event that trees are being cut or removed in accordance with a forest management plan or a soil conservation plan, a copy of said plans shall be in the possession of the person cutting or removing such trees, if not the owner of the lot.
4. As a condition for the issuance of the permit, the applicant shall agree in writing to the entry onto his/her premises by the Administrative Officer or his designee as necessary to inspect the site in review of the application for a tree removal permit and to inspect the permitted tree removal work to effectuate the

SHEET INDEX	
SHEET 1 OF 3	OVERALL REFERENCE SHEET
SHEET 2 OF 3	1106_99.01_6 MASSIMO PROPERTY (TREES 1-59)
SHEET 3 OF 3	1106_99.01_9 GILLER & 1106_99.01_10 ROEHLING PROPERTIES (TREES 60-164)

- NOTES:
- 2021 STORM DAMAGED/BLOWN DOWN TREES REASSESSED JAN. 12, 2022.
 - ALL TREES UNDER 10" DBH ARE MARKED AS "< 10" DBH"
 - EASEMENT IS 50' WIDE ALL TREES WITHIN THE LOD ARE CONSIDERED A TAKE, HOWEVER FENCING WILL BE INSTALLED TO PROTECT TREES LOCATED ON THE EDGES OF THE LOD WHENEVER POSSIBLE.

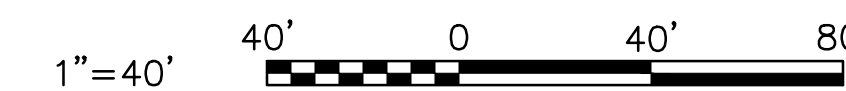
LEGEND:

- PIPELINE EASEMENT AREA TO BE CLEARED AND REMAIN CLEAR AT ALL TIMES
- TEMPORARY WORKSPACE
- TREE PROTECTION FENCE TO BE USED DURING CONSTRUCTION
- TREE IMPACTED BY 2021 STORM DAMAGE
- 1106_99.01_6 MASSIMO PROPERTY
- 1106_99.01_9 GILLER PROPERTY
- 1106_99.01_10 ROEHLING PROPERTY



PLAN
SCALE: 1"=40'

GRAPHIC SCALE



STV
Baltimore, MD Bismarck, ND Denver, CO Douglassville, PA Houston, TX
Pittsburgh, PA Williamsport, PA

THE LOCATION OF THE PIPELINE FACILITIES AS SHOWN HEREON MUST BE CONSIDERED AS APPROXIMATE ONLY. BEFORE DIGGING OR FOR AN EXACT LOCATION PLEASE CONTACT YOUR STATES UNDERGROUND UTILITY LOCATION SERVICE.

DWG. NO.	REFERENCE DRAWING TITLE	NO.	REVISION - DESCRIPTION	BY	DATE	CHK'D	APP'D	CHECKED		APPROVED		P.L./STA. NO. ACCOUNT NO.		CONSTRUCTION YEAR	BY	DATE	PROJECT NO.
								BY	DATE	BY	DATE	BY	DATE				
		3	ADDED INFO FOR TREES LOST DUE TO 2021 STORM DAMAGE	STV	01/27/22	JM	DD										38-16332
		2	ADDED FEMA FLOODPLAIN MAP PER UPPER MAKEFIELD TWP REQUEST	STV	01/19/22	MWS	SPG										PREVIOUS DWG. NO.
		1	REISSUED FOR BID	STV	11/17/21	MWS	SPG										SHEET OF
		0	ISSUED FOR BID	STV	10/08/21	MWS	SPG										DWG. NO.
																	38-16332-T-E-101
																	SHEET 1 OF 3



14-INCH TWIN OAKS TO NEWARK
JACOBS CREEK PIPELINE RELOCATION
OVERALL PLAN
TREE EXHIBIT - 01
HOPEWELL AND EWING TOWNSHIPS MERCER COUNTY, NEW JERSEY

PROJECT NO.	38-16332
PREVIOUS DWG. NO.	
SHEET OF	
DWG. NO.	38-16332-T-E-101
SHEET 1 OF 3	



Hopewell Township
ZONING OFFICER
201 WASHINGTON CROSSING PENNINGTON
RD
TITUSVILLE, NJ 08560
(609) 737-0605

Application Date: 7/7/2022
Application Number: ZA21-111
Permit Number: _____
Project Number: _____
Fee: \$225

Incomplete Application

Date: 7/21/2022

To: SUNOCO PIPELINE LP
525 FRITZTOWN RD
SINKING SPRING, PA 19608

CC: APP TELE:(484) 269-1174
APP EMAIL:DOROTHY.DALY@STVINC.COM

RE: 6 CREEK RIM DRIVE
BLOCK: 99.01 LOT: 9 QUAL: ZONE: R-100 WELL AND/OR SEPTIC

DEAR SUNOCO PIPELINE LP,

Applicant proposes to abandon existing pipeline and construct new parallel 14" steel oil pipeline. New pipeline will be constructed primarily through the use of use of horizontal directional drilling under the Delaware River. Approximately 300 LF will be cut and cover.

A relocated easement will permanently managed to be free of woody vegetation. Approximately 46 trees will be removed, including approximately 10 trees within 150 ft. of the stream corridor. Applicant is not proposing tree replacement but rather a monetary contribution in the Hopewell Tree Escrow Fund.

Applicant previously received a stream corridor permit.

The following materials is required:

1. According to 12-4.9(j), the applicant must certify that the site in question cannot physically accommodate the total replacement amount of trees required by this section.
2. Payment into the Tree Fund shall be a condition of the tree removal permit.

Sincerely,

Hopewell Township
STREAM CORRIDOR PERMIT
1200 River Road, 6 Creek Rim Drive, 8 Creek Rim Drive
Block 99.01, Lots 6, 9, 10

STREAM CORRIDOR PERMIT:

APPROVED

DENIED

Date of Issuance: June 6, 2022

Conditions of Approval: None.

Issued by:



James Hutzelmann, PE, PP, CME
Township Engineer / Administrative Officer

This permit does not authorize construction. Construction is not authorized until all applicable Zoning Permits and Building Permits are issued with applicable conditions satisfied. Any changes to the plans and /or construction within the Stream Corridor occurring after the date of issuance listed above will invalidate this permit.



TOWNSHIP OF HOPEWELL

MERCER COUNTY

Department of Community Development

201 Washington Crossing – Pennington Road

Titusville, New Jersey 08560-1410

609-737-0605 x6280

STAFF REPORT: STREAM CORRIDOR PERMIT REVIEW

Date: 5/12/2022

Review Prepared By: Jim Hutzelmann PE, PP, CME-Township Engineer

Director Initial: 

Application #: 22-002-STCR

Applicant: Sunoco Pipeline L.P.

Property Location: 1200 River Road, 6 Creek Rim, 8 Creek Rim

Block and Lot: B99.01 L6,9,10

Site Area: 13.71 ac. (597,207.6 SF)

Zone: R100

Date Existing Structures Built: N/A

Applicable Stream: Jacobs Creek

HUC 14: 02040105210070

Application Summary: Applicant proposes to abandon existing pipeline and construct new parallel 14" steel oil pipeline. New pipeline disturbance will be minimized through the use of horizontal directional drilling under the Delaware River. Approximately 300 LF will be cut and cover.

Relocated easement will permanently managed to be free of woody vegetation. Approximately 10 trees will be removal within stream corridor. Significant amount of tree removal beyond the 150 ft. buffer.

Area Affected within Hopewell Stream Corridor: Previously Disturbed

Description: Riparian area and stream bank

Approximate Area: ~0.5 acres of permanent disturbance. Estimated another 0.5 acres of temporary disturbance

Hopewell Township: Regulated / Unregulated (Exempt)

Reason: Section 12-3 Stream Corridor Protection – meets the definition of a stream corridor as defined in Chapter XVII, Article X, Section 17-181, which requires a stream to have an upland drainage area of 50 or more acres.

NJDEP Flood Hazard: Regulated / Unregulated Unknown.

Reason: N.J.A.C. 7:13-2.3 Water course contains an uplands drainage area > 50 acres and is identified as a perennial stream. Not likely flood area as FEMA area is not mapped.

NJDEP Stream Water Quality: None / C-1 / Trout Production & upstream / Trout Maint. & upstream w/in 1 mile / Non-trout

NJDEP Riparian Zone: None / 50' / 150' / 300'

Reason:

NJDEP Flood Hazard Area Permit Required: None / Permit by Rule / GP by Cert. / General Permit / Individ. Permit

Reason: Applicant has obtained FHA Individual Permit and FWW General Permit.

FEMA Zone: Partially Zone AE (Floodway) and Flood Hazard Area

NJDEP Mapped Wetlands: Unknown, but FWW General Permit has been obtained.

D&R Canal Commission Zone: A / B

Hopewell Township
STREAM CORRIDOR PERMIT REVIEW

Sunoco Pipeline Jacobs Creek
Block 99.01 Lot 6,9,10

ENGINEERING RECOMMENDATIONS:

Recommendations: Approval Recommended, Approval NOT Recommended

Recommended Conditions:

Failing pipeline should be abandoned and replaced. Avoid tree removal shown in the Stream Corridor or replace after construction.

NJDEP Permits Required: Unknown

Attachments: Plans, Notes, Tax Map, FEMA FIRM, NJ GeoWeb, USGS Quad Map, Application, Photos

Environmental Commission Review:

Meeting Held:

ENVIRONMENTAL COMMISSION RECOMMENDATIONS:

Recommendations: Approval Recommended, Approval NOT Recommended

Recommended Conditions:



TOWNSHIP OF HOPEWELL

201 Washington Crossing Pennington Road
Titusville, New Jersey 08560-1410
Phone 609.737.0605 Ext 6640

ZONING PERMIT APPLICATION

Section A:

Date: 4/29/22

Work Site Location / Street Address: Jacobs Creek Road and SR 29

Property Block: 438, 427, 99.01 Lot(s): 2, 1, 6, 9, 10 Qual: _____ (obtain from property survey)

Zoning District: R-100 (obtain from Zoning Map on Township website)

Owner Name: Massimo McClure and Sunoco Pipeline L.P.

Owner Address: 1200 River Road, 1206 River Road and 6 Creek Rim Drive

Owner Phone and Email: James Franciscus, Sr Manager, Sunoco Pipeline L.P. 610-670-3309 James.Franciscus@energytransfer.com

Owner Signature: 

Name of Applicant if different than Owner: _____

Applicant Address: _____

Applicant Phone and Email: _____

Section B: Proposed Work

New building: Dwelling unit Commercial building

New accessory building on residential property:

Shed Pool house Detached Garage Gazebo Pergola Other _____

Dimensions: _____ ' Height _____ ' Length _____ ' Width _____ sq. ft.

Accessory structure on residential property:

Generator – Please indicate: New Replacement Direct Replacement

LP Tank – Please indicate: New Replacement Direct Replacement

A/C Condenser – Please indicate: New Replacement Direct Replacement

At-Grade Patio

Roof-top Solar Ground Mounted Solar

New accessory building on commercial property: Storage building / Gazebo / Pergola / Other

Building Addition: Residential or Commercial

Building Alteration: Residential or Commercial

Fence: Height _____

*Please draw the location of the fence on a copy of the property survey and indicate height and type of fence.

Porch or Deck

Pool: in-ground or above-ground

Sign: Sign calculation: _____ ' Height x _____ ' Width = _____ sq. ft.

Description of sign: _____

Demolition

Tree Removal: If a permit is required, please attach page 1 of Tree Removal Permit Attachment and fee. You may skip to Section D, below on this form.

Temporary Activity: Please attach (1) a plan/sketch of the property showing the location of each amenity and (2) a completed Temp. Activities Permit Attachment. You may skip to Section D, below on this form.

FEMA Floodplain Development Permit or Flood Elevation Certificate (§12-2)

Other stream corridor

Section C:

Existing

Proposed

Building Height (ft.) _____

Building Height (stories) _____

Lot Coverage (sq. ft.) _____

Lot Coverage (% of lot area) _____

*******Please attach a completed Lot Coverage Calculation Worksheet*******

Lot Area (sq. ft. or acres) _____

Lot Width (ft.) _____

Lot Depth (ft.) _____

Setback of structure applied for to property lines:

Front (ft.) _____

Check if lot is a Corner Lot: Yes

Left Side (ft.) _____

Rear (ft.) _____

Right Side (ft.) _____

Present Use of Structure & Property: _____

Proposed Use of Structure & Property: _____

Additional Description of Proposed Use (optional): _____

Year Dwelling or Principal Structure Constructed: _____

Section D:

Lot is served by (check all that apply): Septic Sewer Well Municipal Water

Is any tree removal required to complete the work? Yes or No

→If yes, please complete and attach page 1 of the Tree Removal Permit Attachment and required fee if the amount of tree removal is not exempt.

Is the work located in a FEMA Flood Zone? Yes or No

→If yes, please complete and submit a FEMA Floodplain Development Permit Application and pay the required additional fee.

Is the work located within 150 ft. of the centerline of a stream or river? Yes or No

→If yes, a Stream Corridor Permit may also be required from the Township's Environmental Commission. Please pay the required additional fees to process that application.

Is the work located within 1,000 ft. of the Delaware & Raritan Canal? Yes or No

→Please be aware that D&R Canal Commission approval may be required for your project. Please contact DRCC for guidance. <http://www.dandrcanal.com/drcc/regulatory.html>

Are there any easements in the work area (conservation/drainage/utility)? Yes or No

Does the lot contain a designated historic structure, or located in a designated historic district? Yes or No



TOWNSHIP OF HOPEWELL

201 Washington Crossing Pennington Road
Titusville, New Jersey 08560-1410
Phone 609.737.0605 Ext 6640

N/A proposed work does not involve structures or changes to lot coverage percentages

LOT COVERAGE CALCULATIONS ATTACHMENT

This Attachment will help determine Total Lot Coverage (sq. ft. and %) to be entered into a Zoning Permit Application.

Date: _____

Work Site Location / Street Address: _____

Total Lot Area (sq. ft.): _____ (convert from acres if necessary by multiplying by 43,560)

“Lot Coverage” (as defined in §17-181 of the Ordinance) shall mean that portion of lot area which by reason of structures, off-street traffic facilities or other improvements is highly resistant to infiltration by water and includes patios and gravel driveways.

Use your to-scale property survey to measure and calculate the areas of the following features:

- House and attached garage footprint _____ sq. ft.
- Detached garage _____ sq. ft.
- Sheds and outbuildings _____ sq. ft.
- All driveway and parking areas _____ sq. ft.
- Patios and walkways _____ sq. ft.
- Pool _____ sq. ft.
- Other _____ sq. ft.
- Total Lot Coverage _____ sq. ft.

Please complete the following calculation:

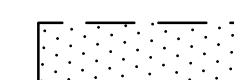

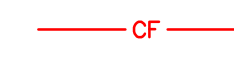

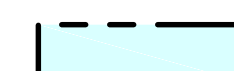
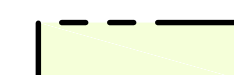
Total Lot Coverage (sq. ft.) _____ divided by

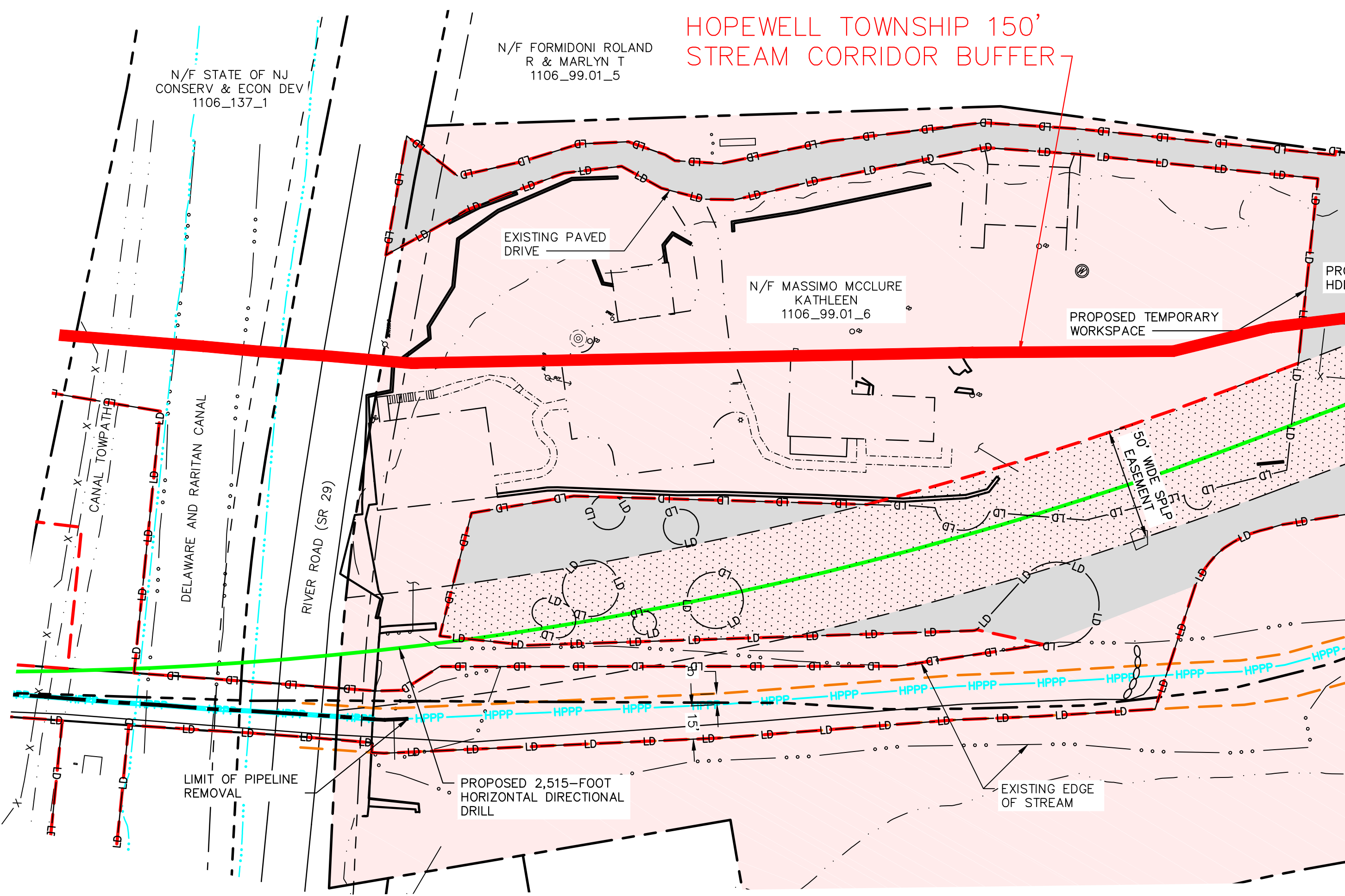
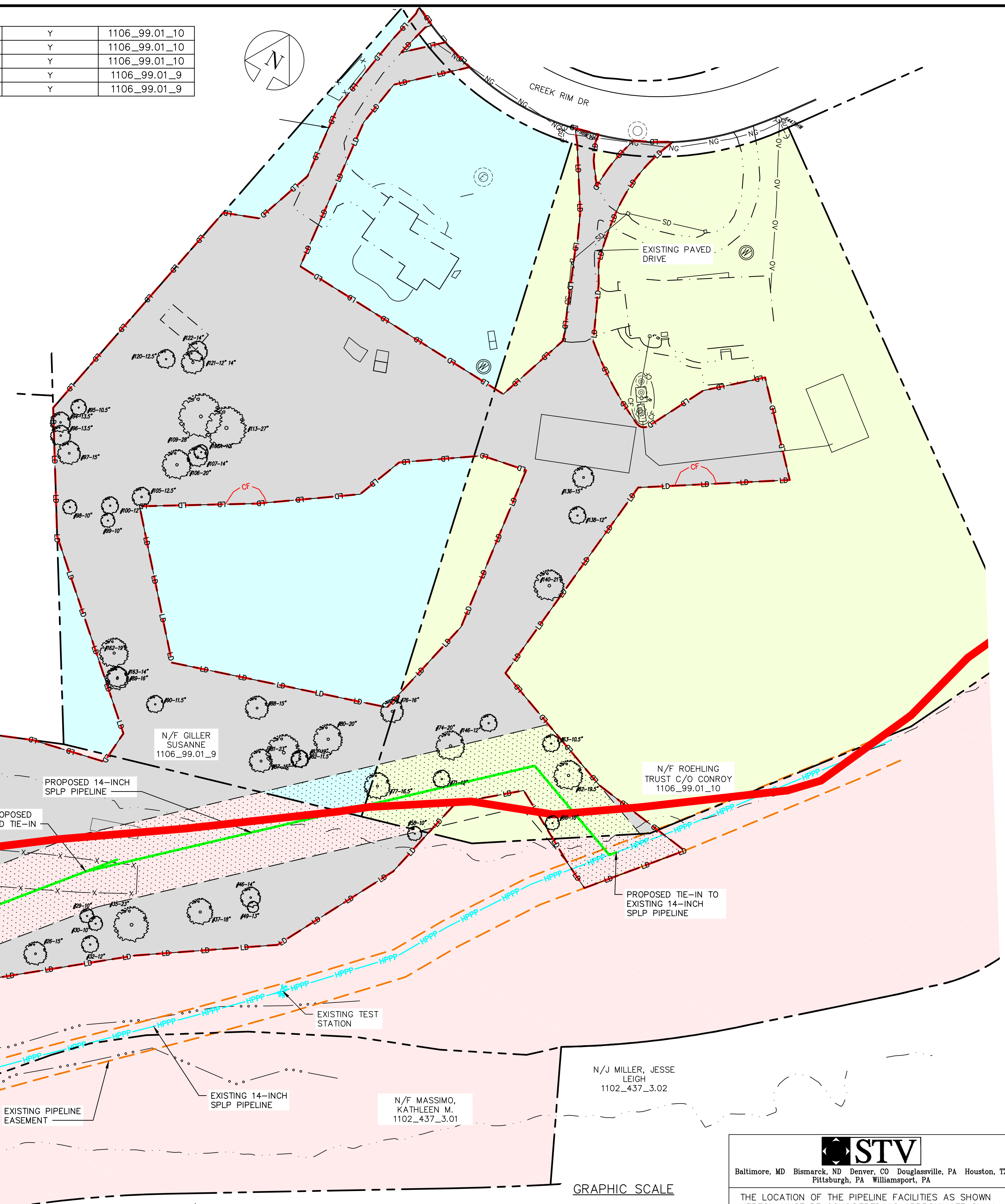
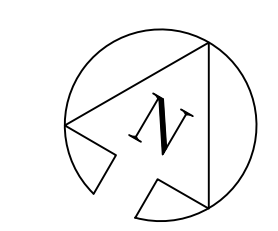
Total Lot Area (sq. feet) _____ = _____ % Lot Coverage

#	Species	Common Name	DBH	REMOVE (Y/N)	PARCEL ID
26	Juglans nigra	Black Walnut	15	Y	1106_99.01_6
29	Maclura pomifera	Osage Orange	10	Y	1106_99.01_6
30	Maclura pomifera	Osage Orange	10	Y	1106_99.01_6
32	Juglans nigra	Black Walnut	12	Y	1106_99.01_6
35	Juglans nigra	Black Walnut	23	Y	1106_99.01_6
37	Juglans nigra	Black Walnut	18	Y	1106_99.01_6
46	Juglans nigra	Black Walnut	14	Y	1106_99.01_6
49	Juglans nigra	Black Walnut	13	Y	1106_99.01_6
58	Paulownia tomentosa	Empress Tree	10	Y	1106_99.01_6
60	Quercus rubra	Northern Red Oak	10	Y	1106_99.01_10
62	Carya tomentosa	Mockernut Hickory	19.5	Y	1106_99.01_10
63	Ulmus americana	American Elm	10.5	Y	1106_99.01_10
71	Tilia americana	Basswood	12	Y	1106_99.01_10
74	Quercus velutina	Black Oak	20	Y	1106_99.01_10
76	Carya tomentosa	Mockernut Hickory	16	Y	1106_99.01_9
77	Carya ovata	Shagbark Hickory	16.5	Y	1106_99.01_10
80	Quercus rubra	Northern Red Oak	20	Y	1106_99.01_9
81	Carya ovata	Shagbark Hickory	23	Y	1106_99.01_9
82	Acer platanoides	Norway maple	11.5	Y	1106_99.01_9
83	Acer platanoides	Norway maple	12	Y	1106_99.01_9
87	Quercus velutina	Black Oak	16	Y	1106_99.01_9
88	Quercus velutina	Black Oak	15	Y	1106_99.01_9
89	Carya ovata	Shagbark Hickory	16	Y	1106_99.01_9
90	Carya ovata	Shagbark Hickory	11.5	Y	1106_99.01_9
94	Juglans nigra	Black Walnut	13.5	Y	1106_99.01_9
95	Juglans nigra	Black Walnut	10.5	Y	1106_99.01_9
96	Juglans nigra	Black Walnut	13.5	Y	1106_99.01_9
97	Juglans nigra	Black Walnut	15	Y	1106_99.01_9
98	Tilia americana	Basswood	10	Y	1106_99.01_9
99	Juglans nigra	Black Walnut	10	Y	1106_99.01_9
100	Ulmus americana	American Elm	12	Y	1106_99.01_9
105	Acer rubrum	Red Maple	12.5	Y	1106_99.01_9
106	Quercus palustris	Pin Oak	20	Y	1106_99.01_9
107	Prunus serotina	Black Cherry	14	Y	1106_99.01_9
108A	Quercus velutina	Black Oak	10	Y	1106_99.01_9
109	Liriodendron tulipifera	Tulip Poplar	28	Y	1106_99.01_9
113	Platanus occidentalis	American sycamore	27	Y	1106_99.01_9
120	Juglans nigra	Black Walnut	12.5	Y	1106_99.01_9
121	Paulownia tomentosa	Empress Tree	14	Y	1106_99.01_9
122	Paulownia tomentosa	Empress Tree	14	Y	1106_99.01_9
136	Prunus pensylvanica	Fire Cherry	15	Y	1106_99.01_10

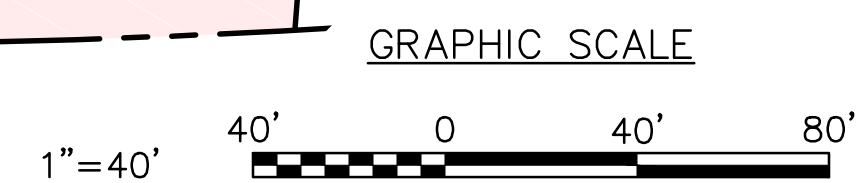
138	Carya ovata	Shagbark Hickory	12	Y	1106_99.01_10
140	Quercus velutina	Black Oak	21	Y	1106_99.01_10
146	Ulmus americana	American Elm	12	Y	1106_99.01_10
162	Quercus velutina	Black Oak	19	Y	1106_99.01_9
163	Quercus velutina	Black Oak	14	Y	1106_99.01_9

LEGEND:

-  PIPELINE EASEMENT AREA TO BE CLEARED AND REMAIN CLEAR AT ALL TIMES
-  TEMPORARY WORKSPACE
-  TREE PROTECTION FENCE TO BE USED DURING CONSTRUCTION
-  1106_99.01_6 MASSIMO PROPERTY
-  1106_99.01_9 GILLER PROPERTY
-  1106_99.01_10 ROEHLING PROPERTY



PLAN
SCALE: 1"=40'

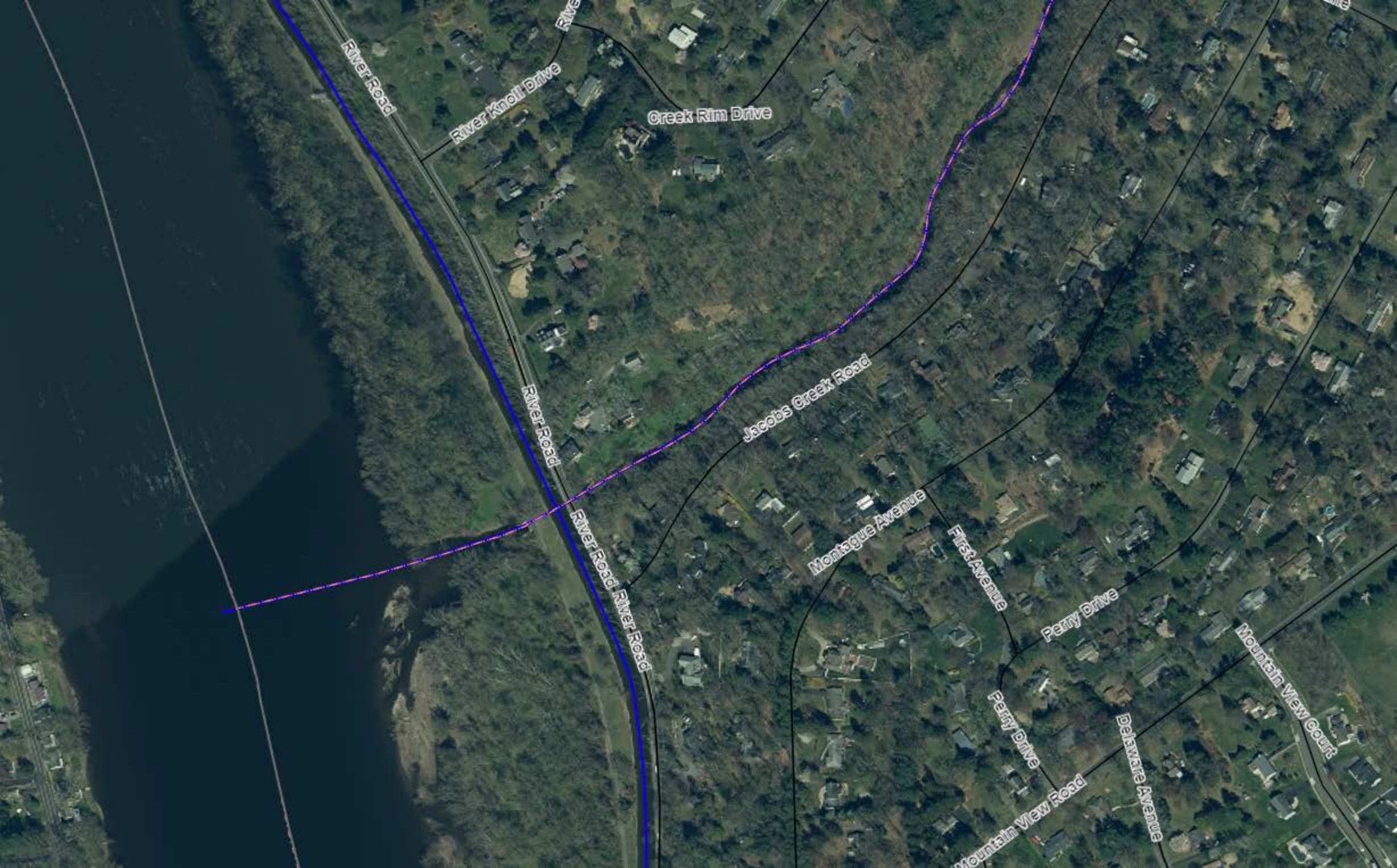


STV
Baltimore, MD Bismarck, ND Denver, CO Douglasville, PA Houston, TX
Pittsburgh, PA Williamsport, PA

THE LOCATION OF THE PIPELINE FACILITIES AS SHOWN HEREON MUST BE CONSIDERED AS APPROXIMATE ONLY. BEFORE DIGGING OR FOR AN EXACT LOCATION PLEASE CONTACT YOUR STATES UNDERGROUND UTILITY LOCATION SERVICE.

DWG. NO.	REFERENCE DRAWING TITLE	NO.	REVISION - DESCRIPTION	BY	DATE	CHK'D	APP'D	CHECKED			APPROVED			P.L./STA. NO. ACCOUNT NO.		CONSTRUCTION YEAR	FILE NO.	SCALE:	PROJECT NO.
								BY	DATE	BY	DATE	BY	DATE	BY	DATE				
																			38-16332
																			PREVIOUS DWG. NO.
																			SHEET OF
																			DWG. NO.
																			38-16332-Hopewell-Tree-1
																			SHEET 1 OF 2

P:\Projects\16332\16332_000100_CADD\Books and Sheets\CAD\Books and Sheets\16332_000100_CADD\16332_000100_CADD.dwg, 5/13/2025 8:58:52 AM, Appoint.R11



River Road

River Knoll Drive

Creek Rim Drive

River Road

Jacobs Creek Road

Montague Avenue

First Avenue

Perry Drive

Perry Drive

Delaware Avenue

Mountain View Road

Mountain View Court

