

# LAND DEVELOPMENT COMMITTEE

## MARCH 14, 2018

Present: \_\_\_\_\_ Michael E. Shine, Chairman, Mercer County Planning Board  
  X   Bill Agress, Vice Chairman, Mercer County Planning Board  
  X   Leslie R. Floyd, Planning Director, Mercer County Planning Division  
  X   Greg Sandusky, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
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1. Site Plan MC #18-100	Family Dollar	City of Trenton 208 Chambers Street (CR #626) Block 27701, Lot 24
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**Approved with conditions:** Partial demolition of an existing vacant 12,800 (sf) commercial building to develop a 9,392 (sf) Family Dollar Store with 20 off-street parking spaces.

2. Site Plan MC #18-600	Tropical Food Market	Hamilton Township 1605 Hamilton Ave. (CR #606) Block 2025, Lot 1
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**Approved with conditions:** Renovation to the existing vacant building and the creation of 15 new onsite parking spaces.

3. Site Plan MC #18-601	Courtyard Marriott	Hamilton Township 530 Route #130 Block 2610, Lot 37.01
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**Approved with conditions:** Construction of a four-story 70,608 (sf) hotel (21,542 sf building footprint) and a 130 space parking lot on the existing vacant lot.

4. Subdivision & Site Plan MC #18-501	Mercedes Benz of Princeton II	Lawrence Township 2915 Brunswick Pike (Rt. #1) Block 3507, Lots 13 thru 18
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**Approved with conditions:** Demolition of existing structures and roadway on Lots 14 to 18 and consolidation of all lots of the site to create one new Lot 13. Construction of a 175 space parking area, 155 spaces will be for the parking of inventory.

5. Subdivision & Site Plan MC #18-502	Coleman Buick-Cadillac	Lawrence Township 300 & 500 Renaissance Blvd. Block 4201.01, Lots 32.02 & 32.03
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**Approved:** Consolidation of two (2) existing lots into one new lot and modification of the existing parking areas to construct a 7,500 (sf) building addition, car wash, service bay and a 2.69 (ac) parking lot expansion providing a total increase of 293 parking spaces for the existing Coleman Buick-Cadillac car dealership. The existing stormwater management basin is proposed to be modified to accommodate the increase in flows for this project.

6. Site Plan MC #18-401	Hopewell Real Estate, LLC	Ewing Township 160 Ewingville Rd. (CR #636) Block 105, Lot 22
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**Approved:** Construction of a 3,150 (sf) storage building.

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7. Subdivision MC #18-901	Freedom Village	Robbinsville Township Rt. #33 & Commerce Dr. Block 1, Lots 25.02, 32 & 65

**Approved with conditions:** From the existing three (3) lots, creating two (2) new lots. New Lot 65.01 = 6.675 (ac) for development of a new Project Freedom residential project & New Lot 65.02 = 37.821 (ac). Two (2) Township access R.O.W. will also be created.

The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.