

LAND DEVELOPMENT COMMITTEE

JUNE 13, 2018

Present: X 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 George Fallat, Acting 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 #18-803	Gas Station Conversion	East Windsor Township Princeton-Hightstown Rd. (CR#571) & Old Trenton Rd. (CR #535) Block 3, Lot 10
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Approved with conditions: Renovate and convert the existing gas station with service bays into a gasoline sales facility with a Dunkin Donuts coffee restaurant with 15 parking spaces.

2. Site Plan MC #18-804	Windsor Castle Associates	East Windsor Township 226 Devonshire Drive Block 87, Lots 11, 12 & 13
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Approved with conditions: Construction of 4 additional buildings to the existing apartment complex totaling 21, 954 (sf) which includes 28 new units, a community clubhouse and 49 additional parking spaces.

3. Site Plan MC #18-200	Linluks, LLC – New Jersey Squash Association	Hopewell Township 55 Route 31 Block 66, Lots 4, 5 & 6
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Approved: Construction of a new 24,640 (sf) Squash Court facility (new building C). This will be achieved through the removal of the existing 12,152 (sf) Building C and removing 8,000 (sf) of the existing Building B on the existing 8.71 (ac) site (Pennington Business Park).

4. Minor Subdivision MC #18-402	1471 Prospect Street	Ewing Township Prospect Street (CR #627) & N. Olden Avenue (CR #622) Block 118.04, Lots 40 & 53
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Approved with conditions: Minor Subdivision to consolidate 8,276 (sf) from existing Lot 53 to the existing adjacent Lot 40 fronting on North Olden Avenue (CR #622).

5. Site Plan MC #18-606	Hamilton Plaza Associates LTD Partners	Hamilton Township 1722 Whitehorse-Mercerville Road (CR #533) Block 1922, Lot 8
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Approved: Construction of an 81,572 (sf) self-storage facility, 43,300 (sf) of which is part of an existing vacant one-story masonry retail building with associated parking lot a part of the existing Whitehorse Plaza Shopping Center.

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6. Site Plan MC #16-605	Spolem Provisions, LLC	Hamilton Township 482 Whitehead Rd. (CR #616) Block 1581, Lot 23
<u>Approved with conditions:</u> The site is developed as a meat production facility. The proposed development consists of the demolition of a portion of the existing building and the construction of a 4,000 (sf) building addition and two new storage buildings totaling 3,600 (sf).		
7. Site Plan MC #18-301	Princeton Charter School	Princeton 100 Bunn Drive & Ewing Street Block 5501, Lots 1 & 2
<u>Approved with conditions:</u> 25,579 (sf) building addition that includes new classrooms and cafeteria, project also proposes site improvements to include walkways, play areas, outdoor amphitheaters, basketball court, rain gardens, and parking area.		
8. Site Plan MC #18-100	Family Dollar	City of Trenton 208 Chambers Street Block 27701, Lot 24
<u>Approved:</u> Requesting amendment to original condition of approval approved at the February 14, 2018 Land Development Committee meeting.		

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.