

LAND DEVELOPMENT COMMITTEE

APRIL 10, 2019

- 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, 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 #19-603 | MZ1 Properties, LLC | Hamilton Township
1147 South Olden Ave
(CR #622)
Block 2238, Lot 22 - 25 |
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Approved with conditions: Demolition of existing vacant building and construction of a 6,000 (sf) retail strip center to include a Dunkin' Donuts restaurant with a 14 car stacking drive-through window and 30 parking spaces.

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| 2. Site Plan
MC #19-604 | Princeton Court Amenity Building | Hamilton Township
Estate Blvd.
Block 1804, Lot 92 |
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Approved: Construction of a 4,160 (sf) amenity building within in an existing 304 unit apartment complex. The building will include a fitness room, leasing office, kitchen area, outdoor patio/grill and eight (8) new parking spaces.

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| 3. Site Plan
MC #19-605 | Diocese of Trenton CYO New Pool Building | Hamilton Township
453 Yardville-Allentown Rd.
Block 2690, Lot 12 |
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Approved with conditions: Demolition of existing 11,670 (sf) Pool Building and construction of new 16,710 (sf) building at the same location.

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| 4. Site Plan
MC #19-400 | Team Collision Center
(Phase 1 & 2) | Ewing Township
1585 N. Olden Ave.
(CR #622)
Block 13, Lot 11 |
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Approved with conditions: The applicant proposes to redevelop the existing warehouse building into an automobile collision center. Phase 1 consists of a 7,375 (sf) addition to the existing building. The existing parking lot will be expanded to provide 106 parking spaces (74 exterior spaces and 32 interior spaces). The stormwater basin will be improved and the improvements for both Phase 1 & 2 will be completed in Phase 1. Phase 2 will consist of an additional 27,090 (sf) building expansion with parking for an additional 77 vehicles (41 exterior and 36 interior spaces).

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| 5. Site Plan
MC #19-701 | PSE&G Penns Neck Substation 69k V Upgrades | West Windsor
Route 1 & Eden Way
Block 3, Lot 3 & 14.02 |
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Approved: Expansion to the existing PSE&G Penns Neck Substation to include partial demolition of the existing substation and the installation of miscellaneous substation equipment to include the installation of process equipment which will convert the existing substation to a substantially more reliable and operational breaker-and-a-half (BAAH) station.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
6. Subdivision (Final Approval) MC #19-500	The Boroo of Lawrenceville, LLC	Lawrence Township Roxboro Rd. & Fieldboro Dr. Block 1901, Lot 6
<u>Approved:</u> The applicant is applying for Final Subdivision Approval for the subdivision of a 1.82 (ac) residential lot with an existing single family home into 6 single family lots and one lot for the detention basin. The existing dwelling will be demolished. This subdivision received approval under application #12-500 at the April 11, 2012 LDC meeting.		
7. Subdivision & Site Plan MC #19-501	The Trail at Princeton Pike (Phase 1 & 2)	Lawrence Township 2000 Lenox Drive Block 5101, Lot 18
<u>Approved with recommendations:</u> Construction of 161 townhouse units (lots) and 62 affordable apartment units on the existing vacant property next to the existing Princeton Pike Corporate Center for a total of 223 residential units of which 27.8% are affordable.		
8. Minor Subdivision MC #19-606	H. Kenneth Bird	Hamilton Township Clarendon Avenue Block 2712, Lot 128
<u>Approved:</u> Subdivision of a vacant 1.395 (ac) lot into three new residential lots. Lot 128.01 = 16,949 (sf), Lot 128.02 = 13,105 (sf) and Lot = 128.03 = 30,714 (sf).		
9. Minor Subdivision MC #19-301	29 Snowden Lane	Princeton 29 Snowden Lane Block 7601, Lot 4
<u>Approved:</u> Subdivision of a 39,997 (sf) lot with an existing dwelling into two (2) new vacant lots both equaling 19,998.72 (sf).		

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.