

LAND DEVELOPMENT COMMITTEE

MAY 8, 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 #19-401 | Petros & Sons Inc. (Ewing Diner) | Ewing Township
1101 Parkway Ave. (CR-634)
Block 358, Lot 15.011 |
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Approved with conditions: The applicant proposes to consolidate existing lots 15 & 19, demolish the existing building formerly the Dorothy Lee Flowers Shop on lot 19 & expand the existing Ewing Diner with a 1,350(sf) addition. The project will also expand the parking area with 18 additional parking spaces for a lot total of 58 spaces.

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| 2. Site Plan
MC #18-404 | Cornerstone Management Group, LLC | Ewing Township
1425 Lower Ferry Rd. (CR-643)
Block 368, Lot 4 |
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Approved with conditions: The property consists of an existing warehouse / office building (ETS) with parking and Stormwater management facilities. This application proposes the demolition of the existing aboveground detention basin in the western portion of the site and the construction of 137 additional parking spaces with lighting, landscaping and an underground detention basin.

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| 3. Site Plan
MC #18-405 | 1445 Lower Ferry Road, LLC | Ewing Township
1445 Lower Ferry Rd. (CR-643)
Block 368, Lot 30 |
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Approved with conditions: The property consists of an existing warehouse / office building (Ewing Sports) with parking and stormwater management facilities. This application proposes the demolition of the existing aboveground detention basin in the western portion of the site and the construction of 101 additional parking spaces and driveways, utilities, lighting, landscaping and an underground detention basin.

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| 4. Site Plan
MC #19-800 | The Promenade at East Windsor | East Windsor Township
NJ Route 33 westbound lanes
(Twin Rivers)
Block 14, Lot 977 |
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Approved: The applicant proposes to develop a vacant lot with a mixed use project to include a 1-story 9,780 (sf) daycare building, 2-story 35,122 (sf) office building, 1-story 18,069 (sf) retail building, 2-story 25,274(sf) office / retail building and a 1-story 2,792 (sf) bank building. The site will provide 478 parking spaces, 19 parking spaces are to be utilized by the Twin Rivers Condominium recreation area.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
5. Minor Subdivision MC #19-200	Umberto Nini	Pennington Borough 30 West Delaware Ave. Block 503, Lot 8
<u>Approved with conditions:</u> Subdivision of a 17,020 (sf) lot with an existing dwelling into three new lots. New Lot 8.01 with the existing dwelling = 6,189 (sf), new Lot 8.02 vacant = 5,745 (sf) & new Lot 8.03 vacant = 5,086 (sf).		
6. Minor Subdivision MC #19-607	Project Freedom (Hamilton)	Hamilton Township Whitehorse Mercerville Rd. (CR 533) & Sam Alito Way Block 2163, Lot 3
<u>Approved with conditions:</u> Subdivision of an existing 11.376 (ac) lot into two new lots. New lot 3.01 with an existing masonry structure = 7.282 (ac) and new lot 3.02 vacant = 112.302 (ac).		
7. Minor Subdivision MC #19-608	Neil Apoldite	Hamilton Township 70 Leonard Ave. Block 2119, Lot 11
<u>Approved:</u> Subdivision of an existing lot with a 2-story dwelling into two new lots. New lot 10 with the existing dwelling = 21,780 (sf) and new lot 11 vacant = 21,780 (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.