

**LAND DEVELOPMENT COMMITTEE
SEPTEMBER 11, 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>
----------------------------	----------------------------	--------------------------------------

1. Site Plan MC #19-803	The Place at East Windsor	East Windsor Township Princeton-Hightstown Road (CR #571) & Old Trenton Road (CR #535) Block 5, Lots 2.02
----------------------------	---------------------------	---

Approved with conditions: Construction of 56 apartment units in three 3-story buildings with 116 parking spaces. The property will have access from Princeton-Hightstown Road by an easement through Lot 2.01.

2. Subdivision MC #19-616	Lowell Avenue	Hamilton Township 143 Lowell Avenue Block 1797, Lot 7
------------------------------	---------------	---

Approved: Subdivision of an existing 45,000 (sf) lot with an existing dwelling into four (4) new lots. Lot A = 10,500 (sf), Lot B = 9,150 (sf), Lot C = 14,100 (sf) with the existing dwelling & Lot D = 11,250 (sf).

3. Site Plan MC #19-613	Rogers Service Center LLC	Hamilton Township 1380 South Olden Avenue (CR #622) Block 2134, Lot 14
----------------------------	---------------------------	---

Approved with conditions: Construction of a 2,107 (sf) canopy over the existing gasoline pumps and adding one (1) additional gasoline pump at the existing gasoline station.

4. Minor Subdivision & Site Plan MC #19-614	Manchester 270 Development, Inc. (Phase 1)	Hamilton Township 61 Sloan Avenue (CR #649) Block 1602, Lot 2
---	---	--

Approved with conditions: Subdivision of the former Congoleum Facility site into two (2) lots. Lot 2.01 = 14.520 (ac) with the existing 1 Story Warehouse building and Lot 2.02 = 53.706 (ac) vacant. The Site Plan proposes to retain the 139,087 (sf) warehouse building, repave the existing loading area & construct a new parking area of 120 parking spaces for cars & truck trailers.

5. Site Plan MC #19-706	47 Princeton-Hightstown Road	West Windsor 47 Princeton-Hightstown Road (CR #571) Block 12.04, Lot 18
----------------------------	------------------------------	--

Approved with conditions: Demolition and the construction of one (1) building with 10,580 (sf) of retail/office space with 12 one-bedroom apartment units above and a second building with 12,870 (sf) for daycare center. Site improvements to include 81 parking spaces.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
----------------------------	----------------------------	--------------------------------------

6. Subdivision MC #19-304	Provinceline Woods ó Phase V	Princeton Province Line Road Block 102, Lot 6.02
------------------------------	------------------------------	--

Approved: Subdivision of a 152.8 (ac) lot for the construction of nineteen (19) single family dwelling units under the "õcluster" zoning option. The development will include two (2) stormwater management basins for a total of 21 new lots.

7. Site Plan Amendment MC #19-303	Princeton Charter School	Princeton 100 Bunn Drive Block 5501, Lot 1 & 2
--------------------------------------	--------------------------	--

Approved: This project was approved by the Planning Board at its June 13, 2018 meeting. Due to a new architect, a redesign to some buildings were made which required modifications to the stormwater management system including the layout of subsurface basin #1. Many previously approved site improvements remain unchanged.

8. Minor Subdivision MC #19-205	The Estate of Stanley Maziarz	Hopewell Township 194 Van Dyke Road Block 4, Lot 24
------------------------------------	-------------------------------	---

Approved: Subdivision of a 38.1202 (ac) lot with an existing 2 Story dwelling into two (2) new lots. Lot 24.01 = 6.4175 (ac) with the existing dwelling and Lot 24.02 = 31.7028 (ac) vacant.

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.