

LAND DEVELOPMENT COMMITTEE

NOVEMBER 13, 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 #19-805 | 30 Lake Drive, LLC | East Windsor Township
30 Lake Drive
Block 20.01, Lot 18.01 |
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Approved: Construction of a 168,000 (sf) warehouse with site improvements on an 8.9 (ac) site.

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| 2. Minor Subdivision
MC #19-806 | Ino Gomez & Javier Blanco | Hightstown Borough
421 North Main St.
(CR #539).
Block 12, Lot 8 |
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Approved with conditions: Minor Subdivision of an existing 24,541 (sf) lot with an existing dwelling into two (2) new lots. New Lot "A" = 14,561.2 (sf) with the existing dwelling & New Lot "B" = 9,979.8 (sf).

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| 3. Site Plan
MC #19-404 | Self-Storage Facility | Ewing Township
1383 Lower Ferry Road
(CR #643)
Block 368, Lot 11 |
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Approved with conditions: Demolition of an existing vacant 10,578 (sf) building on a 3.73 (ac) lot. Proposed construction of a 36,057 (sf) Self-Storage building and 3 accessory buildings with 7 parking spaces. The property is in the IP-1 (Industrial Park) district.

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| 4. Site Plan
MC #19-617 | Logan Properties LLC | Hamilton Township
1320 East State Street
(CR #535)
Block 1726, Lots 1, 2 & 3 |
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Denied: Re-paving existing impervious area, replacing curb and sidewalk.

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| 5. Site Plan
MC #19-505 | Proposed Chick-Fil-A | Lawrence Township
Route 1 Northbound &
Baker Basin Rd.
Block 3601, Lot 1.01 |
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Approved with conditions: Construction of a 5,180 (sf) Chick-Fil-A restaurant with drive-thru facilities and 57 additional parking spaces for a total of 232.

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6. Site Plan MC #19-305	Tenacre Foundation	Princeton 953 Great Road Block 3601, Lot 1
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Approved: Site improvements to include the replacement of existing buildings and site improvements to enhance pedestrian use and landscape setting; all improvements are internal to the site.

7. Site Plan MC #19-306	Princeton University - Residential Colleges	Princeton South Drive & Elm Drive Block 45.01, Lot 101
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Approved: Proposed development on a 12 (ac) site to consist of 115,000 (sf) of student housing to house 1,038 new student beds, a dining hall, administrative offices and student lounge space. The project also proposes 2 detention basins and 2 bio retention basins to manage the increase in stormwater runoff.

8. Site Plan MC #19-206	National Contractors Warehouse	Hopewell Township Reed Road Block 91, Lot 14.02
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Approved: Construction of a 14,040 (sf) office / contractor warehouse with 22 parking spaces and stormwater management facilities.

9. Minor Subdivision MC #19-707	N & K Premier Builders, Inc.	West Windsor Township 23 South Mill Road (CR #526) Block 21.04, Lot 4
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Approved with conditions: Minor Subdivision of a 170,539 (sf) lot within the R-30A zone into two (2) new lots. New Lot #4.01 = 82,842 & New Lot #4.02 = 85,957 (sf).

10. Site Plan Amendment MC #19-708	Bear Creek Senior Independent Living	West Windsor Township Village Road East Block 33, Lot 1.02
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Approved: The applicant seeks to amend the Site Plan approval granted for Independent Living Units in 2005 (MC #05-706). The application does not change the approved number of units of 220, the size of the units or unit mix and is still designated as suitable for inclusionary housing with a 51 unit affordable housing set-aside.

11. Minor Subdivision MC #19-709	67 Penn Lyle Road	West Windsor Township 67 Penn Lyle Road Block 16, Lots 24 & 69
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Approved: Minor Subdivision for a lot line adjustment of 4,500 (sf) to create New Lot 69.01 = 37,199 (sf) and New Lot 24.01 = 956,783 (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.