

LAND DEVELOPMENT COMMITTEE

DECEMBER 11, 2019

Present: X Michael E. Shine, Chairman, Mercer County Planning Board
 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 #19-619	Proposed Wawa Convenience Market	Hamilton Township 3149 South Broad Street Block 2487, Lot 2 Block 2481, Lots 37, 38, 39, 40 & 41
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Approved with conditions: Construction of a 5,585 (sf) Wawa Convenience Store with Fuel Services and 50 parking spaces.

2. Site Plan MC #19-618	PSE&G White Horse - Switching Station Upgrades	Hamilton Township 3240 South Clinton Avenue Block 2402, Lots 13 & 14
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Approved: The project will include the expansion and conversion of the existing South Clinton Avenue Substation to the proposed White Horse Switching Station located in Hamilton Township. To address stormwater impacts, an underground stormwater drainage system and detention basin has been designed. To mitigate visual and sound impacts, an extensive landscaping plan and a 8-foot high wall along the southeast side of the station have been provided. At the completion of the project, the Switching Station will offer better reliability and an increase capacity to meet the demands of peak loads and future load growth in the area.

3. Site Plan MC #19-807	Windsor Pointe	East Windsor Township Old Trenton Road (CR #535) Block 3, Lots 3 & 3.02
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Approved with conditions: Development of 186 multi-family residential units (38 affordable housing units), club house, site improvements and 371 parking spaces.

4. Site Plan MC #19-906	Denholtz Robbinsville	Robbinsville Township North Gold Drive Block 29, Lots 1.06, 1.07 & 1.08
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Approved: Construction of a 32,147 (sf) Warehouse/Office Building on a 7.8 (ac) tract to include 24,481 (sf) of warehouse space and 7,666 (sf) of office space with 82 parking spaces.

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5. Site Plan MC #19-905	Hindu American Religious Center (Pedestrian Plaza & Site Improvements)	Robbinsville Township 112 North Main Street Block 14, Lots 30, 34 & 42
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Approved: The applicant proposes to convert the existing vehicular driveway to a pedestrian plaza, reconstruct the existing parking areas east of wet pond 1, construct a bus drop-off area, construct a taxi/ride share lot, convert exiting wet pond 1 to a religious stepwell basin and other site improvements.

6. Minor Subdivision MC #19-208	Pennington Arboretum	Pennington Borough 275 South Main Street (CR #640) Block 1003, Lot 15
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Approved: Minor Subdivision of an existing 9.44 (ac) lot containing the Toll Gate Grammar School into two (2) new lots. New Lot #15.01 = 6.040 (ac) with the existing school. New Lot 15.02 = 3.40 (ac) for Borough use.

7. Minor Subdivision MC #19-207	Schrager, John D. & Michelle L.	Pennington Borough 417 South Main Street (CR #640) Block 1002, Lot 12
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Approved with conditions: Minor Subdivision of an existing 53,951.98 (sf) lot with an existing dwelling into two (2) new lots. New Lot #12.01 = 29,283.67 (sf) with the existing dwelling. New Lot 12.02 = 24,668.31 (sf) for a proposed single family home, having a common driveway with adjacent Cemetery on existing Lot 39 in rear.

8. Minor Subdivision MC #19-307	David & Nicole Barile	Princeton 566 Princeton Kingston Rd (Rt. 27) Block 7601, Lot 73.02
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Approved: Minor Subdivision of an existing 2.479 (ac) lot with a 2-story dwelling and out buildings into two (2) new lots. New Lot 73.021 = 1.9787 (ac) with existing dwelling and new Lot 73.022 = 21,799 (sf) with existing out buildings to be removed.

9. Minor Subdivision MC #19-209	Harbourton-Woodsville Road	Hopewell Township Harbourton-Woodsville Road Block 29, Lot 11
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Approved: Minor Subdivision of an existing 128 +/- (ac) lot containing a 2-story dwelling into two (2) new lots. New Lot #11.01 = 10 +/- (ac) with the existing dwelling. New Lot 11.02 = 118 +/- (ac).

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.