

# LAND DEVELOPMENT COMMITTEE

## MARCH 11, 2020

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. Minor Subdivision MC #20-700	Windsor 1 Developers, LLC (Wawa Food Market & Hotel)	West Windsor Township US Route 1 & Emmons Drive Block 7, Lot 59
<b>Approved:</b> Subdivision of an 5.51 (ac) lot with a 3,120 (sf) sit-down restaurant and a 106 room hotel into two (2) new lots. Proposed lot A = 1.647 (ac) & Proposed lot B = 3.867 (ac).		
2. Site Plan MC #20-701	Windsor 1 Developers, LLC (Wawa Food Market & Hotel)	West Windsor Township US Route 1 & Emmons Drive Block 7, Lot 59
<b>Approved:</b> Proposed demolition of the existing hotel / restaurant building and construct a mixed-use development, consisting of a 5,585 (sf) Wawa Food Market & Fuel Station consisting of sixteen (16) filling stations and a 120 room 4-story Hyatt Hotel.		
3. Subdivision MC #20-900	OHM Amrutam, LLC	Robbinsville Township Windsor Rd. & Perrineville Rd. Block 19, Lots 3 & 25
<b>Approved with conditions:</b> Subdivision to create 12 new single family residential lots.		
4. Site Plan MC #20-603	Shoppes at Hamilton Redevelopment	Hamilton Township 537-557 US Route 130 Block 2712, Lot 131.01
<b>Approved:</b> Proposed redevelopment of existing 19.11 (ac) shopping center comprised of 125,000 (sf) of retail space, 116,538 (sf) of strip mall space and two (2) outparcels (bank and restaurant) totaling 8,544 (sf). The proposed redevelopment will convert the retail space into approximately 171,250 (sf) of warehouse space with the existing two (2) outparcels (bank & restaurant).		
5. Site Plan MC #20-401	MINT Architecture Construction, LLC	Ewing Township 558 West Ingham Ave. Block 19, Lot 7
<b>Approved:</b> Site improvements to include ADA compliant ramp and 17 new parking spaces.		

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
6. Minor Subdivision MC #20-402	James Cialdella	Ewing Township 6 Carrigg Ave. Block 385, Lots 1 & 2 Block 381, Lots 234, 235 & 236

**Approved:** The Applicant proposes a Minor Subdivision to create two (2) conforming Lots out of five (5) nonconforming Lots that fronts on a regular street and a unimproved street.

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.