

# LAND DEVELOPMENT COMMITTEE

## JUNE 10, 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. Site Plan MC #20-102	Catholic Charities Parking Expansion	City of Trenton 10 Southard Street Block 1102, Lots 10.01, 11, 11.01,13 & 14
<b><u>Approved with conditions:</u></b> Consolidating Lots 10.01, 11 & 11.01 and the consolidation of Lots 13 & 14 with site improvements for the creations of (18) new parking spaces.		
2. Subdivision MC #20-605	Homes by TLC Inc.	Hamilton Township Walnut Avenue Block 1743, Lot 1 Block 1744, Lot1 Block 1746, Lot 1
<b><u>Approved:</u></b> Subdivision of three (3) lots to construct (7) duplexes and (2) single family homes for a total of 16 units on 1.261(ac). The applicant will petition the Township to vacate the unproved alley and if vacated the land will be added to the subdivision.		
3. Site Plan MC #20-606	2780 Kuser Road, LLC	Hamilton Township 2780 Kuser Road Block 2596, Lots 5 & 6
<b><u>Approved:</u></b> Construction of a 245,670 (sf) warehouse with 148 parking spaces on a currently vacant site.		
4. Subdivision MC #20-704	Princeton Executive Park	West Windsor Township Meadow Rd.& Old Meadow Rd. @ Route 1 North Block 9, Lots12.01& 12.02 Block 9.03, Lot 12.03
<b><u>Approved with conditions:</u></b> Subdivision of two (2) existing lots totaling 54.66 (ac) into (4) new Lots for development. New Lot 12.011 = 4.13 (ac), New Lot 12.012 = 21.38 (ac) New Lot 12.02 = 27.87 (ac) and New Lot 12.03 = 4.90 (ac).		
5. Site Plan MC #20-705	Princeton Executive Park	West Windsor Township Meadow Rd. & Old Meadow Rd. @ Route 1 North Block 9, Lots12.01& 12.02 Block 9.03, Lot 12.03
<b><u>Approved with conditions:</u></b> Preliminary & Final Approval is requested for Phase 1 & 2 and Preliminary approval only for Phases 3 & 4. The proposed project consists of 656 residential apartment units, 130 room hotel site, and commercial / retail pad sites. Amenities such as two clubhouses and active/passive recreational facilities are also proposed.		

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6. Site Plan MC #20-703	Princeton Solar Array Project (WWS003)	West Windsor Township Washington Road & Route 1 Block 3, Lot 1.001
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**Approved with conditions:** Installation of a new solar panel system known as Field #3 (WWS003) owned and managed by Princeton University.

7. Minor Subdivision MC #20-607	Joseph A. Perry	Hamilton Township 240 Woodside Avenue Block 2471, Lots 1 & 3
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**Approved:** Subdivision of a 3,500 (sf) parcel from the rear of Lot 3 to be consolidated with the rear yard of existing Lot 1.

8. Site Plan MC #20-403	U-Haul Co. of Central Jersey	Ewing Township 1561 North Olden Avenue (CR 622) Block 13, Lot 29
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**Approved with conditions:** Existing one-story building to be renovated and used as retail and storage space 70,193 (sf) with 42 parking spaces.

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.