

LAND DEVELOPMENT COMMITTEE

December 9, 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 Department
 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 #20-208	151 Lambertville-Hopewell Road	Hopewell Township 151 Lambertville-Hopewell Rd. Block 22, Lot 6

APPROVED: Applicant proposes to subdivide one lot into two with one lot retaining an existing home and another lot being subdivided for conservation purposes with the D&R Greenway Land Trust. There are no site improvements proposed with this application.

2. Minor Subdivision MC #20-614	646 US Rt. 130 Minor Subdivision	Hamilton Township 646 US Route 130 Block 2610, Lot 30
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APPROVED: Applicant proposes to subdivide existing Lot 30 in Block 2610 in two lots. The first lot will include the existing gas station (an existing use – use-variance required) and the proposed lot line will roughly go along the existing lease line. The second lot will include the remainder of the existing lot. There are no site improvements proposed with this application.

3. Minor Subdivision MC #20-310	145 Ewing Street Minor Subdivision	Princeton Township 145 Ewing Street Block 31.05, Lot 86
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APPROVED: Applicant proposes to subdivide existing Lot 86 into two new lots. The lot currently has an existing home and garage and significant landscape improvements. As part of the subdivision, applicant proposes to subdivide the garage into a separate lot from the existing residential home. A tear down of the existing garage is proposed.

4. Major Subdivision MC #20-207	Chowdhury Major Subdivision	Hopewell Township 362/368 Pennington-Titusville Rd. Block 92; Lot 1 & 1.04
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APPROVED: Applicant proposes to subdivide two lots into five lots. Both existing lots currently have residential homes. The end result of the subdivision is three residential lots, a trail lot and a preserved farm with an envelope for a future house. County will purchase Lot 1.06 for farmland preservation. County will own and lease the farm until a public auction is held. The County is also purchasing the trail lot (~ 1 acre) and will transfer ownership to Friends of Hopewell Valley Open Space. It will connect land that they own on both sides of this property. Chowdhury is retaining ownership of the 3 residential lots.

5. Site Plan
MC #20-502

10 Princess Road Delivery Station

Lawrence Township
10 Princess Road
Block 3901, Lot 4.01

APPROVED: Applicant proposes revisions to a previously approved 340,400 SF warehouse building site in Lawrence Township. The site's new tenant, Amazon, proposes to use the warehouse as a last mile delivery station. The applicant is proposing to reconfigure some parking areas to provide additional passenger car and van parking spaces and make general revisions to the site circulation. A reduction in impervious surface is proposed.

The delivery station will receive approximately 24 tractor-trailers per day with departures being spread evenly over those timeframes. The proposed delivery station will only use 12 of the approved 99 loading docks. From 9:00 AM to 11:30 AM, approximately 114 delivery van drivers will drive to the site in their personal vehicles, get into delivery vans, load up and exit the site. Delivery van drivers will start returning to the site at 7:00 PM at the end of their workday.

6. Site Plan
MC #20-408

**FlightServ- Redevelopment of Former
Naval Air Warfare Hangar**

Ewing Township
1000 Jack Stephan Way
Block 374, Lot 4.01 & 5.01

APPROVED: The applicant, FlightServ, is proposing to tear down the former Naval Air Warfare Hangar at the County owned Mercer County Airport and replace with a new hanger of similar shape and size. No new pavement areas are being proposed and the remainder of the site is not affected by this proposed construction. There are no proposed changes to the existing storm drainage system. NJDEP has determined that there is no flood hazard area present at the site and that there are no freshwater wetlands in the proposed development area.

FightServ is a Fixed Base Operator that has been operating out of 601 Jack Stephan Way and will be relocating across the street to the new proposed Hangar facility. A fixed-base operator (FBO) is an organization granted the right by an airport to operate at the airport and provide aeronautical services such as fueling, hangaring, tie-down and parking, aircraft rental, aircraft maintenance, flight instruction, and similar services.

The site was largely developed in 1951-1953 and was used as a jet engine test facility for the US Navy until its closure in 1997 per recommendations of the 1993 Base Closure and Realignment Commission. Prior to that, an earlier facility was established and utilized during World War II for testing naval aircraft before delivery for active service. After executing a lease of the land with the Board of Freeholders, the federal government proceeded to construct hangars, barracks, and other essential buildings on the leased ground before the Navy formally commissioned the facility in July of 1943 as Naval Aircraft Delivery Unit (NADU), Mercer Field, a NAF or Naval Air Facility.

During the war, naval personnel at Mercer Field trialed 7,546 Avenger torpedo bombers produced at the GM Temstedt plant across the street before ferrying the planes to Norfolk or San Diego for military service. By war's end, planes left the GM facility and moved across Scotch Road to Mercer Field at a rate of one aircraft per hour. Eventually, the Navy tested more than 15,000 planes at Mercer.

7. Minor Subdivision
MC #20-805

City Line at Hightstown

Hightstown
Bank Street & Academy Street
Block 8, Lot 12
Block 21, Lots 1-14, 20 & 26
Block 30, Lot 1-7 & 10-13

APPROVED: Applicant subdivision proposal consists of three main “tracts” which will see consolidation.

Tract A of the project includes the area south of Bank Street bound by Academy Street on the west and the Rocky Brook on the East and includes Block 21, Lots 1-14, 20 and 26. This tract contains an existing vacant industrial building (Brick Mill Building), driveways, and parking lots. All the lots on Tract A will be consolidated into one lot.

Tract B includes the area south of Bank Street bound by North Main Street on the east and the Rocky Brook on the west and south. This tract includes Block 30, Lots 1-7 and 10-13 and an unimproved portion of the Mechanic Street (paper street) ROW to be vacated. After PRC takes ownership of the Borough properties all the lots on the tract will be consolidated into one lot. The fire house lot line will also be adjusted to accommodate the proposed development.

Tract C of the project includes the area north of Bank street at the intersection of Academy Street Property at the northeast Block 8, Lot 12.

8. Site Plan
MC #20-806

City Line at Hightstown

Hightstown
Bank Street & Academy Street
Block 8, Lot 12
Block 21, Lots 1-14, 20 & 26
Block 30, Lot 1-7 & 10-13

APPROVED WITH CONDITIONS: Applicant proposes to develop, construct, renovate, and/or redevelop: 343 apartment units in three buildings, together with associated amenities in or adjacent to said buildings; 43 townhouse units; a separate amenities and management building,(which includes a Property Manager’s Apartment); two structured parking facilities; and associated surface parking areas, as well as related appurtenant structures and improvements.

The proposed development on Tract A consists of the following:

- Renovation and repurposing of the existing Brick Mill Building into a three-story, ninety-one (91) unit apartment building, with a partial basement and interior amenity space for use by occupants only.
- Thirty-Five (35) townhouse units in six buildings, consisting of a mix of two-story, two and one-half-story and three-story units, with each unit having either a one-car or two-car garage.
- A structured parking facility, which will contain 139 parking spaces on two levels.
- Fifty-two surface parking spaces.

The proposed development on Tract B consists of the following:

- The renovation and repurposing of the existing Concrete Mill Building into a four-story, fifty-nine (59) unit apartment building, with interior amenity space for use by occupants only.

The proposed development on Tract C consists of the following:

- Eight (8) townhouse units in one building, consisting of three-story units, with each unit having either a one-car or two-car garage;
- A 4,854± square foot Amenity Center, containing a demonstration kitchen, fitness center, yoga room, multi-purpose room, leasing office, and as second-floor, on-site manager’s residence
- Fourteen (14) surface parking spaces.