

# LAND DEVELOPMENT COMMITTEE

## JANUARY 6, 2021

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 #20-503	<b>130 Lawrenceville-Pennington Road</b> Minor Subdivision	Lawrence Township 130 Lawrenceville-Pennington Road Block 6001, Lot 35 & 36

**APPROVED WITH CONDITIONS:** Applicant is proposing to subdivide one residential lot into two residential lots off County Route 546 in Lawrence Township.

2. Minor Subdivision MC #20-615	<b>524 Route 130 Lot Line Adjustment</b>	Hamilton Township 524 US Route 130 Block 2610, Lot 24 & 40
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**APPROVED:** Applicant proposes to adjust lot lines for lot 24 & 40. Approximately 5,320 SF of Lot 24 will be annexed to Lot 40. A separate site plan application for this property was received and will include a proposed 122,940 SF warehouse use. The site plan application of this project is at this time incomplete and will appear before the board once all necessary application materials are submitted.

3. Site Plan MC #20-616	<b>PSE&amp;G Hamilton Substation Energy Strong II Upgrade</b>	Hamilton Township East State Street & Olivia Ave Block 1642, Lot 1
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**APPROVED WITH CONDITIONS:** Applicant is proposing to upgrade the existing substation on the corner of East State Street and Olivia Ave. The current substation was constructed in 1960 and now serves 1,690 customers. As part of the upgrades, PSE&G will install new 4kV switchgear units, capacitor banks, regulating units, and relocate a previously approved lighting mast. Electrical improvements will require installation of new manholes and storm drain pipes.

4. Site Plan MC #20-309	<b>Princeton Community Village</b>	Princeton Township 298 Bunn Drive Block 4401, Lot 2
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**APPROVED:** Applicant proposes to construct 1 three-story building containing 25 affordable residential units along with associated parking and drainage improvements. Project location is already developed with 239 existing residential units across 24 buildings.

*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.*