

LAND DEVELOPMENT COMMITTEE

FEBRUARY 10, 2021

Present: ___ Michael E. Shine, Chairman, Mercer County Planning Board
___ Bill Agress, Vice Chairman, Mercer County Planning Board
___ Leslie R. Floyd, Planning Director, Mercer County Planning Department
___ George Fallat, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Major Subdivision MC #20-308	Multi-Family Development (Thanet Road Princeton)	Municipality of Princeton Tehune Road & Thanet Road Block 5502, Lot 4

The proposed development is located on an under-utilized office complex which currently has two existing office buildings on the site with associated parking areas, driveways, stormwater management facilities and other related improvements. Applicant is proposing to subdivide existing Lot 4 into three lots new lots identified as Lot A, B and C in the submitted accompanying plan set. As part of this submission, the applicant also submitted a site plan to develop Lots A and C (MC#20-307). Lot B is being designed and developed by a separate applicant (MC#21-301).

2. Site Plan MC #20-307	Multi-Family Development (Thanet Road Princeton)	Municipality of Princeton Tehune Road & Thanet Road Block 5502, Lot 4
----------------------------	---	---

Applicant proposes to develop Lots A and C of the proposed Major Subdivision Plan known as Multi-Family Development (MC#20-308). Proposed Lot A proposes the construction of four townhome buildings consisting of 16 residential units, associated parking areas and driveways, landscaping and other related site improvements. Proposed Lot C proposes the construction of three townhome buildings, three apartment buildings, a clubhouse building, and a maintenance building totaling 205 residential units. Additional improvements include several amenity areas including two courtyard areas, a dog park, as well as associated parking areas and driveways, landscaping, and other related site improvements.

Improvements to Lot A will increase impervious coverage by approximately 25,000 SF while Lot C will increase impervious area by approximately 10,500. For the purposes of stormwater management, proposed Lots A and C will be designed as two separate developments and described in the same manner through this report. Under proposed conditions, an underground detention basin will be utilized for Lot A to collect detain and reduce existing runoff rates prior to discharging into the existing stormwater conveyance system located within the Thanet Road. Stormwater runoff generated by the proposed developments on Lots B and C will be conveyed to the first of the two existing above ground basins located on site, which will be modified to handle the proposed runoff and meet the required reductions per the Township and N.J.A.C. 7:8.

3. Site Plan
MC #21-301

**Princeton Senior Apartments
(Thanet Road Princeton)**

Municipality of Princeton
Tehune Road & Thanet Road
Block 5502, Lot 4

In December of 2019, Princeton designated the Lot 4 as a Non-Condemnation Redevelopment Area via Resolution 19-400. The Redevelopment Plan permits designation of a Residential Senior Affordable (RSA) District and an Inclusionary Rental Apartment District (IRA). PIRHL Developers, LLC d/b/a Princeton LIHTC Urban Renewal LLC (PIRHL) and AvalonBay Communities, Inc (AVB) are proposing residential reuse of the property and submitted a site plan and subdivision application for the larger site (MC#20-307 & MC#20-308). Those two applications proposed to subdivide the property into 3 lots and develop lots A & C.

This application (MC#21-301) is located on the new proposed 2.16 Acre Lot B. Applicant proposes to construct an 80 unit, 4-story, age-restricted, multi-family apartment building for low-and-moderate income residents with ancillary parking recreation and landscaped areas. Stormwater from the PIRHL site will be directed to the existing stormwater management basins that will be modified as part of the AVB development (Lot C) to accommodate the post-development surface run-off from both projects.

4. Site Plan
MC #21-401

Justice Grown II

Ewing Township
1474 Prospect Street
Block 60, Lot 21.01

Applicant proposes to convert an existing office building off Prospect Street into a medical cannabis cultivation center. As part of proposed improvements, the applicant will reduce impervious coverage and will install landscaped islands in the parking area. A new concrete apron and concrete paver cross walk is proposed at the existing driveway to Prospect Street.

5. Site Plan
MC #21-600

524 US Route 130 Warehouse

Hamilton Township
524 US Route 130
Block 2610, Lot 24

Applicant proposes to construct a 122,942 SF warehouse off southbound Route 130 in Hamilton Township. The site is bordered to the north by Conrail as well as residential and industrial land uses. Access from Route 130 was established when the FedEx facility was developed. Cross access easements were established that permit traffic associated with this development to utilize both the north and south FedEx drives and traffic signals. No new access points are proposed.

Additional site improvements include the construction of loading docks, vehicle parking spaces, site lighting, landscaping, storm sewers, water mains, septic system, and utility laterals. One wet pond and two detention basins are proposed for the project.

6. Site Plan
MC #21-601

Cabot Drive Warehouse

Hamilton Township
Cabot Drive
Block 2607, Lot 46

The applicant, Matrix Realty, Inc., proposes to construct a 53,960 SF warehouse building consisting of 48,960SF warehouse space and 5,000 SF office space, along with associated site improvement. This site received prior conditional approval in 2011 for construction of a 52,500 (sf) single story warehouse building on 16.38 acres (MC#11-602).

Access to the property will be provided via two driveways. The west driveway will provide access to trucks and passenger cars. The east driveway will provide access to passenger cars only. The site will access the adjacent road network via Cabot Drive's existing intersections with Yardville-Hamilton Sq. Road to the west and Klockner Road to the east. Project will provide 37 parking spots and 7 trailer parking spaces.

The property is currently wooded and undeveloped. It is divided into a northern and southern section by the Back Creek which crosses through the center of the property in a northeast to southwest direction. Back Creek drains to Gropp Lake, which then drains to Crosswicks Creek, which then drains to the Delaware River. All development is proposed within the upland areas in the northern portion of the property. Two infiltration basins are proposed to detain and provide water quality treatment of stormwater runoff. The infiltration basins are designed to contain the 100-year storm event runoff volume from its associated disturbed area.

7. Site Plan
MC #21-602

**1384 Yardville-Hamilton
Square Road Warehouse**

Hamilton Township
Yardville-Hamilton Road
Block 2591, Lot 6

The subject property is currently developed with a 26,000 SF manufacturing facility and is bounded by commercial land uses to the north and to the east, Interstate Route 195 to the south, and Yardville-Hamilton Square Road to the west. The applicant is proposing to construct a 91,600 SF warehouse and 2,000 SF associated office space. Access to the site is proposed via one (1) right-in/right-out only driveway along Yardville-Hamilton Square Road.

Two stormwater management basins (one wet pond and one underground basin) are proposed to mitigate stormwater runoff from the site. The majority of the site disturbance is located in areas that are currently developed with a warehouse building and maintained lawn areas. There are some minor impacts to wooded areas and wetland areas.

8. Site Plan
MC #21-603

**Horizon Center Drive
Flex Space**

Hamilton Township
Horizon Drive
Block 2612, Lot 5.08

The subject property is located within the Horizon Center Business Park in Hamilton Township. The approximately 5.26-acre site is currently cleared and farmed. The applicant proposes to develop the site with a 40,500 SF flex space building that will include 20,250 SF of warehouse space and 20,250 SF of office space. Access to the site will be provided via two signalized intersection: One at Route 130 and the other at Klockner Road.

9. Major Subdivision **Chapel Bridge at Hamilton** Hamilton Township
MC #21-604 **Single Family Homes** 381 Ward Ave
Block 1890, Lot 17

The subject property is located at 381 Ward Ave in Hamilton Township. The approximately 9.78 acre site currently consists of an existing driveway off Ward Drive which meanders through the site to the existing church, accessory buildings and parking lot. Along the driveway, there is an existing soccer and baseball field. The site is mostly open and undeveloped open space.

The applicant proposes to construct 44 single family homes with one proposed 30' wide road connecting Fletcher Ave and Ward Ave. Currently the site drains from east to west to a low area within the site boundary and eventually infiltrates into the ground. A proposed infiltration facility is located along the north-western portion of the site and discharges by way of an outlet control structure through the existing Flood Hazard Area onto Fletcher Ave and ultimately discharges into the existing Pond Run culvert. Impervious areas assumed full build out with the impervious coverage of the lots at 30%.

10. Major Subdivision **East Campus Parking Garage** Municipality of Princeton
MC #21-303 Faculty Drive & Fitzrandolph Road
Block 50.01, Lot xx

The proposed project is located at the intersection of Faculty Road and Fitzrandolph Road and in the location of the existing Parking Lot 21. The project involves the first major site plan related to a phased East Campus Development that will transform an area of campus located east of Princeton Stadium and Jadwin Gym. The new garage will occupy the eastern portion of existing surface parking lot 21. The garage is intended to support the University's shift towards more sustainable modes of transportation and is designed to facilitate seamless use of the TigerTransit Bus Service. The new garage provides an indoor waiting room and amenities for transit users, includes covered bike storage and shared bicycles and will include solar.

The proposed structure is comprised of 6 tiers (slab on grade, below-grade ground level and 5 structured levels) equaling approx. 64 ft tall on the south and approx. 52 ft tall on the north. Approximate footprint will be 244 ft by 338 ft for a total of 82,500 SF. Overall garage area is approx. 500,000 SF. A new 22 ft wide Jadwin Drive will be constructed to extend from FitzRandolph Road to the drop-off at DeNunzio Pool and will include landscape buffer and a shared bicycle and pedestrian path. A new 22 ft wide Stadium Drive and new Garage drive will also be constructed.

11. Major Subdivision **East Campus Soccer Stadium** Municipality of Princeton
MC #21-304 **& Practice Field** Jadwin Drive & Fitzrandolph Road
Block 50.01, Lot 18

This project includes the second major site plan related to the phased East Campus development, following the East Campus Garage. The Project consists of a new natural grass Soccer Stadium and an artificial turf Practice Field, which will be located on the north and south sides of the new Jadwin Drive, respectively. The Stadium has open air seating for 2,157 spectators distributed around three sides of a raised concourse. The north side of the field is closed off with a sloped landscape lawn. A service road on the northeast corner provides vehicle access to the playing field. The program is divided into East and West Buildings, with public entries on both buildings. The proposed East Building is a 2,655 GSF, one-story structure at the concourse level, for concessions and public restrooms.

The proposed West Building is a 9,815 SF, two-story structure with a mezzanine. The lower level has direct access to the playing field and accommodates locker rooms. The concourse level is the public entry level to the Stadium, and accommodates ticketing and public restrooms. The mezzanine above has a press box and filming platforms. The finished elevation at concourse level is 130', and the playing field is at an elevation of 120'. The Practice Field includes a synthetic turf surface, perimeter fencing, sports lighting, a scoreboard, and end of field netting. The overall limits of turf are 255' x 390', with a slight bump out for team space.

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.