

LAND DEVELOPMENT COMMITTEE

March 10, 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 #21-100	Vessel 121-125 Perry Street Lot Consolidation	City of Trenton 121-125 Perry Street Block 501, Lots 13, 14 & 15

APPROVED: Project is located on a vacant lot in the City of Trenton. The property is in the Canal Banks Redevelopment Zone and is owned by the City. Vessel Technologies, Inc. has been named as the redeveloper of the property and is working to consolidate three lots into one. The applicant will then construct a three-story building that consists of 6 new, two-bedroom & two-bath units. The building will be modular construction.

2. Minor Subdivision MC #21-306	WinnDevelopment	Municipality of Princeton N Harrison Street Block 7401, Lot 1.01
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APPROVED: WinnDevelopment Company LP (“Winn” or the “Applicant”) is requesting approval to subdivide one lot into two separate lots. The site is currently developed with the Princeton Shopping Center. The subject existing lot is split zoned with the portion containing the shopping center improvements zoned SC (Shopping Center) and the undeveloped north end portion of the lot zoned AH-5 (Affordable Housing-5).

The application proposes to subdivide Lot 1.01 along the existing zone boundary line which will contain the existing shopping center improvements in the SC Zone District, and Lot 1.012 which will contain the 1.406 acres of vacant land at the north end of the site within the AH-5 Zone District. The proposed minor subdivision allows the AH-5 zoned portion of the property to be separated from the shopping center property and combined with another lot in the AH-5 Zone District owned by the Applicant to facilitate its development for affordable housing.

3. Site Plan MC #21-605	Polaris Executive Center, LLC	Hamilton Township Cabot Drive Block 2608, Lot 8
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APPROVED: Applicant proposes to construct phase 2 of the Genesis Village project in Hamilton Township. The site was originally intended to include an approximately 44,000 SF warehouse. The applicant now is proposing to construct a three-story 43-unit residential building on the site. All units will consist of one-bedroom units. In 2015, applicant received MCPB approval (MC#15-601) for the first phase of Genesis Village (adjacent site) which included a mixed-use development totaling 15,630(sf) of retail space & 44 residential units with a total of 190 parking spaces.

Stormwater runoff from the entire Interstate 195 Business Park is intended to be controlled by the regional stormwater basin constructed adjacent Lot 9. Runoff from Lots 7 & 8 will be directed to the existing storm sewer system and to the existing stormwater basin which will be modified. Stormwater on site currently flows in southerly direction to an existing culvert beneath the rail tracks towards Edges Brook and eventually Back Creek.

4. Minor Subdivision
MC #21-901`

Gary Napierkowski

Robbinsville Township
Robbinsville-Allentown Road &
Richardson Road
Block 30.02, Lots 24

APPROVED WITH RECOMMENDATION: Applicant proposes to subdivide existing Lot 24 into two lots. Lot 24 already has a single-family home with in-ground pool and other improvements. The new lot is proposed to be improved with a one-story dwelling and driveway that will come out to Richardson Road.

5. Site Plan
MC #21-606

Bergey's Truck Centers Parking

Hamilton Township
Commerce Way
Block 2591, Lot 11

APPROVED WITH CONDITIONS: The subject property is a vacant 2.27+/- acre parcel located at the end of Commerce Way. The site was previously approved for improvements by the Mercer County Planning Board on October 14, 2015 for a similar parking area. The applicant is the owner of this parcel as well as the adjacent Bergey's Truck Center. The applicant is proposing to construct additional parking spaces on the site which will be used in conjunction with the Bergey operations on Lot 9. The new parking area is designed for truck parking and the majority of spaces are 12' x 36' to accommodate various vehicles that are serviced and repaired at the Bergey location. The present parking on the Bergey site is not designed for trucks and circulation at the site is hampered when trucks park at the site. A stormwater basin is proposed to handle stormwater on site.

The existing stormwater basin on Lot 5 was designed and constructed under the Stormwater Management Rules prior to 2004 and does not conform to present rules. An onsite basin is proposed in accordance with the present Phase II regulations. All stormwater from the new parking area will be captured in a swale along the westerly property line and a storm sewer system that discharges to the proposed detention basin on site. Overflow from the site will flow to the existing storm sewer system and eventually to the detention basin on Lot 5 which then overflows to a tributary of Backs Creek.

6. Site Plan
MC #21-902

**Proposed Hotels & Assisted
Living Facilities**

Robbinsville Township
Main Street & Route 130
Block 13, Lot 12.02

APPROVED WITH CONDITIONS & RECOMMENDATION: The subject property is located at 93 N Main Street & Route 130 in Robbinsville Township. The site is currently a vacant and undeveloped open space area. The applicant is proposing to develop the site in three phases. Phase I consists of constructing a four-story assisted living building with a gross area of 60,852 SF as well as a hotel building with a gross floor area of 84,892 SF. Phase II consists of constructing a four-story hotel building with a gross floor area of 61,844 SF. Phase III consists of constructing a four-story assisted living facility with a gross floor area of 60,852 SF. Associated site improvements consist of parking, driveways, stormwater management, lighting, landscaping, grading and utilities.

The mixed-use development will ultimately produce one 129 room hotel, one 109 room hotel, and two assisted living facilities, each containing 50 one-bedroom and 22 two-bedroom units. Access to the site will be provided via a right-in/ right-out driveway along Route 130 and one right-in/ right-out driveway and one left-in and right-in / right out driveway along Main Street. Proposed stormwater management facilities include one above ground detention basin and one underground detention basin. Stormwater will then be routed to the existing conveyance system within Route 130.

7. Major Subdivision MC #19-501R2021	Trail at Princeton Pike Final Revised Major Subdivision	Lawrence Township Lennox Drive Block 5101, Lot 18
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APPROVED: Applicant is proposing a revision to previously approved application MC#19-501 and requesting final major subdivision approval.

Subject property is located at the back end of the Princeton Pike Corporate Center "PPCC" at the end of Lennox Drive. The approximately 51.6 +/- acre site was originally approved in 2007 for additional office buildings and parking to the existing PPCC site which was built in the late 80s. In April of 2019, this application was conditionally approved for the construction of 161 townhouse units (lots) and 60 apartment units in separate buildings on the existing vacant property next to the existing PPCC.

The applicant is proposing a revised plan in which the number of proposed residential units and corresponding lots has been reduced from 212 residential units to 189 residential units. The applicant is now proposing 145 townhomes and two apartment buildings with a total of 44 units. This reduction is a result of the applicant working with the Lawrence Township Planning Board and meeting their conditions. With the reduction in dwelling units, there is also a corresponding reduction in impervious cover, stormwater runoff and traffic.

NOTE: Vice Chairman Bill Agress recused himself from this application due to a conflict of interest.

8. Major Subdivision MC #21-200	Hopewell Parc - North and South Major Subdivision	Hopewell Township Scotch Road Block 93, Lots 5.01 & 6.02
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9. Site Plan MC #21-201	Hopewell Parc - North and South Site Plan	Hopewell Township Scotch Road Block 93, Lots 5.01, 5.02 & 6.02
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APPROVED WITH CONDITIONS: The proposed major subdivision and site plan project is located along the southbound side of Scotch Road in Hopewell Township. The approximately 230+/- acre site is undeveloped and consists primarily of agricultural fields. The site is bounded by farmland and CR 546 to the north, Scotch road to the east and wooded residential areas to the west as well as agricultural land followed by Nursery Road to the south. The property is subject to a Hopewell Township redevelopment plan, adopted in January 2018, and subsequent Ordinance No. 19-1717 which provides for multi-family inclusionary development on the subject lots. The existing 3 lot site is proposed to be subdivided to ultimately consist of approximately 385+/- new lots. This project will result in approximately 150 acres of land disturbances and approximately +/-70 acre increase in impervious surfaces.

Lennar proposes the construction of 1,077 residential units over +/-230 acres. The project consists of North and South sections, with 542 residential units located within the north section and 535 units located in the south section, of which 216 will be deed-restricted for affordable housing. The affordable housing units are primarily located in a series of apartment buildings

The project includes a mix of the following residential unit types:

- Multifamily units: 470 units (338 units North, 132 units South)
- Stacked Townhouses: 316 units (92 units North, 224 units South)
- Townhouses; 100 units (30 units North, 70 units South)
- Single-Family 60' lots: 80 units (33 units North, 47 units South)
- Single Family 70' lots: 111 units (49 units North, 62 units South)

Based on the plans submitted, the proposed development will contain 104 residential buildings in the North Section and 152 residential buildings in the South Section. Additional improvements include parking areas and pedestrian paths, recreation buildings, pool complexes, outdoor recreational areas, stormwater management facilities, pump station and more. Two small pedestrian connections are proposed between the north and south sections.

The applicant is proposing two new access points along Scotch Road into the site. Applicant is proposing to widen Scotch Road northbound in the median to provide two left turn lanes entering the southern development and proposes to provide a dedicated southbound right turn lane. Applicant is also proposing a median break on Scotch Road at the northern development in order to construct a northbound left-turn lane. Applicant also proposes to design the median break and north driveway access road to physically restrict exiting movements from the north section to right turns only.

10. Major Subdivision MC #21-202	The Collection at Hopewell Major Subdivision	Hopewell Township CR 546 & Reed Road Block 85, Lots 3 & 9 Block 86, Lots 32, 33, 34 & 130
11. Site Plan MC #21-203	The Collection at Hopewell Site Plan	Hopewell Township CR 546 & Reed Road Block 85, Lots 3 & 9 Block 86, Lots 32, 33, 34 & 130

APPROVED WITH CONDITIONS: The proposed major subdivision and site plan project is located on an approximately 51+/- acre undeveloped site that consists primarily of agricultural fields. The site is bounded by farmland and CR 546 to the north, Scotch road to the east and wooded residential areas to the west as well as agricultural land followed by Nursery Road to the south.

Lennar proposes to subdivide the existing lots to create 87 lots and to construct 379 residential units across 29 buildings. The project will consist of a mix of buildings and will include the following: ten 3-story traditional townhouse buildings (61 units), eleven 3-story stacked townhouse buildings (144 units), four 3-story multi-family buildings (96 units) and four 3-story COAH apartment buildings (78 units).

Additional improvements include associated roadway, stormwater management, landscape and parking improvements. The project is proposed to contain a total of 943 parking spaces and proposes five infiltration/extended detention basins and twenty-three rain gardens are proposed throughout the site. Access to the site will be provided via two new driveways located on CR 546 and Reed Road. The applicant is proposing a dedicated right turn lane into the site and a new left turn lane into the site at the CR 546 driveway. The driveway on Reed Road will be provided with a shared left turn/right turn lane exiting the site and one entering lane.

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.