

# LAND DEVELOPMENT COMMITTEE

## April 14, 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. Minor Subdivision MC #21-700	<b>Rachna Luthra Minor Subdivision</b>	West Windsor 51 Cranbury Road Block 5, Lot 18

**APPROVED WITH CONDITIONS:** The subject property is located at 49-51 Cranbury Road in West Windsor Township. Applicant proposes to subdivide existing lot 18 into two new lots and construct a new home on one of the lots.

2. Site Plan MC #21-307	<b>Princeton University Art Museum</b>	Municipality of Princeton McCosh Walk Block 45.01, Lot 101
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**APPROVED:** The subject property is located within the center of historic Princeton University Campus, specifically along McCosh Walk and Chapel Drive. The site currently encompasses the existing 3-5 story McCormick Hall Complex, commonly known as the Princeton Art Museum.

The Trustees of Princeton University are proposing to transform the area located along McCosh and are proposing to construct a new Princeton University Art Museum to replace most of the existing McCormick Hall Complex. Proposed improvements include construction of new walkways/ramps, an amphitheater, landscaped areas, accessible parking, loading dock and driveway. The Project proposes the construction of four (4) handicap accessible parking spaces. General parking needs will be absorbed on Princeton's existing parking supply. The Project will result in 4.07 acres of land disturbance and an increase of 1.03 acres of impervious cover.

3. Site Plan MC #21-607	<b>Edgar Ralff Dentistry Expansion</b>	Hamilton Township 4218 Broad Street Block 2642, Lot 52
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**APPROVED WITH CONDITIONS:** The subject property is located at 4210 Broad Street in Hamilton Township and is currently used as a dentistry practice. The property includes an existing 1.5 story dwelling/ office building, paved surface parking lot, driveway and detached garage in the rear of the property.

Applicant proposes to demolish the detached garage and construct a 1,335 SF building addition, new two-way driveway, expand the parking lot to accommodate 20 spaces, install new sidewalk and make other ancillary improvements. The applicant is proposing a full access driveway on Broad Street (County Route 524).

4. Site Plan  
MC #21-402

**1440 Lower Ferry Drive**

Ewing Township  
1440 Lower Ferry Drive  
Block 225.02, Lot 51

**APPROVED WITH CONDITIONS:** Subject property is located at 1440 Lower Ferry Road and includes an existing two-story 105,115 SF building on site. Applicant is seeking minor site plan approval to construct an additional paved driveway in the northwest portion of the site leading to three (3) proposed loading bays to be constructed. Applicant further proposes to install four (4) parking stalls, a stone drainage swale along the outer edge of the property of the proposed pavement road and make improvements to landscaping, lighting, and additional associated improvements.

Applicant is the contract purchaser of the subject property. Applicant is the largest manufacturer of vinyl fence, deck and railing accessories in the US and Canada. Applicant plans to use the subject property for the manufacture of its product line, warehousing, distribution, as well as office and ancillary uses.

5. Site Plan  
MC #21-801

**Aurobindo Phase II**

East Windsor Township  
Windsor Center Drive  
Block 4, Lot 2

**APPLICANT REQUESTED TO TEMPORARILY WITHDRAW:**

The subject property is located on an approximately 60-acre site along Windsor Center Drive, Old Trenton Road and Princeton-Hightstown Road in East Windsor Township. The site was previously approved by the Mercer County Board in 2019 for a 567,000 SF manufacturing/ warehouse building (MC#19-802).

The applicant is now proposing to construct Phase II of the Aurobindo project which includes a 170,000 SF office/warehouse building. The building will be accessed primarily from Windsor Center Drive as well as the driveways constructed under Phase I. The property is currently accessed from all fronting Roads. One driveway is off of Old Trenton Road, another one is off of Princeton-Hightstown Road, and the last one is off of Windsor Center Drive. Impervious coverage will increase by approximately 7.65 acres. Stormwater will flow to the existing detention basins constructed under phase I. Additional improvements include parking and circulation improvements, lighting, landscaping and other associated improvements.

6. Site Plan  
MC #21-701

**West Windsor 400 Steps**

West Windsor Township  
15 Cranbury Road  
Block 5, Lot 19

**APPROVED:** The subject property is an approximately 3.8 acre site located 225ft east of Princeton-Hightstown Road and 400ft north of Cranbury Road in the Princeton-Junction area of West Windsor. The site is currently improved with one 2-story building and one 1-story building. The applicant proposes to demolish all structures and improvements on the lot and construct four residential buildings for a total of 144 units. Applicant is also proposing to construct 28 garages along the edge of the property along with parking, circulation, drainage, landscaping, lighting and other associated improvements.

Access to Cranbury Road will be shared with the Ellsworth Center development which fronts on Cranbury Road. According to the applicants traffic analysis statement, as a result of an approval for redevelopment of the Ellsworth Center, the access to the Ellsworth Center and 400 Steps will be realigned eastward and opposite Carlton Place. Their analysis assumed that realigned access is not yet in place.

7. Site Plan  
MC #21-904

**Sahajanadkrupa Hotel**

Robbinsville Township  
1395-1399 Route 130  
Block 20, Lot 4

**APPROVED WITH RECOMMENDATION:** The subject property is located at 1395-1399 Route 130 and is located on the southwest intersection corner of Route 130 and Voebel Road. The approximately 9.51-acre parcel is currently a vacant and heavily wooded lot. The property is located roughly ½ mile south of the BAPS Shri Swaminarayan Mandir Hindu Temple.

The proposed site improvements include a 4- story, 77,590 gross SF hotel with access drives, parking and relevant site improvements. The proposed hotel development is proposed to consist of one hundred (105) rooms and include a hotel restaurant. The existing condition is a heavily wooded lot with no vehicle access drives. A full access driveway would be provided off Voebel Road in addition to a right-in and right-out only driveway along Route 130.

The project proposes an increase in impervious coverage of approximately 1.88 acres. Based on the New Jersey Department of Environmental Protection Freshwater Wetlands Letter of Interpretation dated November 15, 2019, there is approximately 6.85 acres of intermediate wetlands on site which require a 50' buffer.

8. Site Plan  
MC #21-608

**17 Thomas Rhodes  
Industrial Drive**

Hamilton Township  
Thomas Rhodes Industrial Drive  
Block 1520, Lot 11.05

**APPROVED:** The subject property is located on an approximately 7.96 acre site on the eastern side of Thomas Rhodes Industrial Drive. The site is currently vacant and partially vegetated with some areas of exposed dirt and mounding. The surrounding edges of the lot are vegetated with grass, bushes and some trees.

The applicant proposes to develop the site with a 114,873 SF warehouse that would also include 110 total passenger vehicle parking spaces, 23 trailer spaces, 23 loading spaces, driveways, landscaping, stormwater management facilities and other related improvements.

The applicant's proposal will increase total impervious coverage on the site from approximately 0% to 67.7%, an increase of approx. 236,199 SF. Though the applicant is not located on a County Road, all truck traffic off Thomas Rhodes Industrial Drive must travel via Quakerbridge Road to get to I-295, Route 1 or other destinations.

9. Site Plan  
MC #21-609

**58 Thomas Rhodes  
Industrial Drive**

Hamilton Township  
Thomas Rhodes Industrial Drive  
Block 1520.01, Lot 33

**APPROVED:** The subject property is located on an approximately 7.52 acre site on the eastern side of Thomas Rhodes Industrial Drive. The site is currently vacant and mostly wooded with some grassed areas to the north and east ends of the property line.

The applicant proposes to develop the site with a 102,575 SF warehouse that would also include 138 total passenger vehicle parking spaces, 9 trailer stalls, 21 loading bays, driveways, landscaping, stormwater management facilities and other related improvements.

The applicant's proposal will increase total impervious coverage on the site from approximately 0% to 67.3%, an increase of approx. 220,572 SF. Though the applicant is not located on a County Road, all truck traffic off Thomas Rhodes Industrial Drive must travel via Quakerbridge Road to get to I-295, Route 1 or other destinations.

10. Site Plan  
MC #21-905

**10 Applegate Drive**

Robbinsville Township  
10 Applegate Drive  
Block 41, Lot 33

**APPROVED:** The subject property is an approximately 47.6-acre lot in Robbinsville Township with an existing 151,700 SF warehouse building. The southeast portion of the site contains a wet pond and wooded areas while the northwest portion, adjacent to Applegate Drive, is developed with the warehouse building and associated parking lots and driveways. The applicant, Amazon.com is proposing to improve the northeastern portion of the site with a new parking area along with other site improvements. A stormwater management system with is also part of the proposed development. The impervious area will increase to approximately +/-3.3% over the entire lot area, or +/- 1.6acres.

*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.*