

LAND DEVELOPMENT COMMITTEE

May 12, 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 Basit Muzaffar, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Minor Subdivision MC #21-908	Windsor School Subdivision	Robbinsville Township 16 School Drive Block 13, Lots 22

APPROVED WITH CONDITIONS: The applicant, Robbinsville Township, is proposing a lot consolidation and minor subdivision to create 3 lots from 2 existing lots. The property, located at 16 School Drive, Windsor, is zoned H-1 (Historic District 1) with a Historic Overlay. The Property is owned by Robbinsville Township and is the site of the recently demolished Windsor School. The existing lots were used for the school and for athletic areas/fields. The applicant is requesting a review for the minor subdivision to create two residential lots and an open space/recreation lot.

2. Minor Subdivision MC #21-906	A-2 Robbinsville Self Storage	Robbinsville Township 1203 NJSH Route 130 Block 26, Lot 3
3. Site Plan MC #21-907	A-2 Robbinsville Self Storage	Robbinsville Township 1203 NJSH Route 130 Block 26, Lot 3

APPROVED WITH RECOMMENDATION: The subject property is an approximately 22.7-acre lot located along the northbound lanes of Route 130 in Robbinsville Township. The site is predominantly open space and wooded area with minor improvements. The applicant is proposing both a subdivision and site plan application for this site. Under the subdivision application, the applicant is proposing to subdivide existing lot 3 into two new lots, one of which is approximately 18 acres and the other which is approximately 4.73 acres.

Under the site plan application, the applicant is proposing to develop lot 3.02 with a self-storage facility consisting of 103,050 SF of gross area and associated site improvements including parking areas, drive aisles, landscaping, lighting, stormwater management facilities, utilities and other site amenities. The proposed development includes the construction of two buildings, the larger of which will include a 4,950 SF one-story section and a 93,600 SF three-story section. The smaller building to the northwest of the site would be approximately 4,500 SF and 1-story.

In order to manage stormwater, applicant proposes to construct one constructed wetland and seven manufactured treatment devices.

4. Minor Subdivision
MC #16-409R2021

**Parkway Town Center
Phase 2, 3 & 5**

Ewing Township
Parkway Avenue
Block 30.02, Lots 24

APPROVED WITH CONDITIONS: The proposed project is located on an approximately 80-acre site which is commonly known as the former GM Site off Parkway Ave in Ewing Township. This application was previously approved by Mercer County in 2016 to construct a mixed-use development consisting of 1,184 apartment units, 94,750 SF of retail space and 14,375 SF of office space. The project previously received Preliminary Site Plan Approval for five (5) phases, and Final Site Plan Approval for Phase 1 on January 17, 2017. At this time, the applicant is seeking Final Site Plan approval for Phases 2, 3 & 5 and the minor revisions to the overall site plan.

The recently submitted site plans have a revision date of January 6, 2020. According to the applicant's representatives, the following changes have been made since the original submission:

1. Minor changes to onsite storm sewer, water, soil erosion control measures, etc., to comply with agency review letters as part of seeking approval in 2018.
2. On October 16, 2018, revisions were made to some of the street names as requested by the Township.
3. On July 12, 2019, the Dimension Plans and Grading Plans were revised to indicate the ADA parking space at each of the Type A and Type B units as requested by the Township Building Department.
4. Additionally, on July 12, 2019, a fire hydrant was added north of Building #52 as shown on Utilities Plan sheet 14 per the requirement of the Township Building Department.
5. As part of the recent January 6, 2020 revision, the Clubhouse was reduced in overall building square footage. The previously approved Clubhouse was 2-stories with an overall square footage of 10,017 sf. The current plans depict a 1-story Clubhouse with a building square footage of 9,565 sf. As part of this change in size, grading and sidewalk was revised around the Clubhouse and the architectural elevations have been developed and refined.
6. All residential and mixed-use building types have continued to be developed and detailed with regard to their architectural design as requested by the Township Planner since the 2016 Preliminary Approval. In summary, all changes to the site plan have been minor and have been as requested by the various review agencies having jurisdiction such as Ewing Township, the Delaware & Raritan Canal Commission, NJDEP, the Mercer County Soil Conservation District, and Trenton Water Works.

5. Site Plan
MC #20-617

Proposed Retail Development

Hamilton Township
Whitehorse Hamilton-Square Road
Block 1835, Lot 2.01

APPROVED WITH CONDITIONS: The proposed project is located on an approximately 6.36-acre site near the intersection of Route 33 and Whitehorse Hamilton-Square Road. The site is currently occupied with an existing building, gravel, open space and wooded areas. Applicant is proposing to demolish the existing automobile repair shop and construct a one-story, 40,000 SF retail building. Access to the site is proposed to be provided via the adjacent Wawa driveways and site circulation. Additional site improvements include constructing new driveways, parking areas, landscaping, lighting stormwater management facilities and other associated improvements. In order to meet the stormwater runoff quantity and quality requirement for the development, the stormwater design incorporates a detention basin system consisting of an aboveground detention basin, an underground detention basin, and a manufactured treatment device

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.