

LAND DEVELOPMENT COMMITTEE
January 13, 2016

Present: _____ Vacant
 Bill Agress, Vice-Chairman, Mercer County Planning Board
 Leslie R. Floyd, Planning Director, Mercer County Planning Division
 Greg Sandusky, Mercer County Engineer
 Alternates

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
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1. Subdivision MC #15-210	D & R Greenway Subdivision	Hopewell Township 125 Stony Brook Rd. Block 5, Lot 14.03
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Approved: This subdivision which will create 2 lots is a major subdivision because Lot 14.03 was created by a 2001 subdivision. This subdivision will create a 6 acre residential flag lot (new lot 14.031) and a 46 acre preserved lot (new lot 14.031).

2. Site Plan MC #15-503	Josh Aaronson (Chrysler, Dodge, Jeep, Ram Dealership)	Lawrence Township 2700 US Highway 1 Block 2206, Lot 21
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Approved: Proposed 4,020 (sf) service addition and offices.

3. Site Plan MC #15-506	Britton Realty of Lawrenceville	Lawrence Township 276 Bakers Basin Rd. Block 4001, Lot 10
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Approved with conditions: Site improvements to the existing development to include removal of existing areas of asphalt and gravel and removal of a limited region of existing trees for construction of an underground detention system to address the stormwater generated on-site.

4. Site Plan MC #15-804	Aurobindo Pharma USA, Inc. (Phase I)	East Windsor Township 203 Windsor Center Dr. Block 4, Lot 2
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Approved with conditions: Construction of a 567,000 (sf) office, manufacturing /warehouse facility. This project will provide manufacturing and packaging for Aurobindo’s generic drug operation. A total of 625 parking spaces are proposed for employees and visitors in addition to 16 trailer parking spaces.

5. Subdivision MC #15-618	IASC Property (Amendment) (Parkside Residential Dev.)	Hamilton Township Kuser Rd. Block 2575, Lot 47.01
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Approved: This subdivision received approval for 52 residential lots at the October 13, 2010 Land Development Committee meeting. Subsequent to the original approval, revisions were made to the subdivision plans to address NJDEP and Township review comments which included the elimination of one (1) lot along the westerly portion of the development to the west of Hunters Way.

6. Site Plan MC #15-617	Albon Holdings Inc. (Haldeman Ford)	Hamilton Township 507 Route 33 Block 1824, Lot 4.01
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Approved: Construction of a 6,142 (sf) building addition. Thirteen (13) parking spaces will be removed.

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7. Subdivision MC #15-315	The Partners of White Oak, LLC	Princeton White Oak Drive Block 2102, Lots 16.01, 17 & 18
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Approved with conditions: Subdivision of three (3) existing lots totaling 21.82 (ac) into four (4) new lots one being a flag lot.

8. Minor Subdivision MC #15-312	283 Herrontown Road	Princeton 283 Herrontown Rd. Block 1403, Lot 12
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Approved: Subdivision of a 5.49 (ac) lot with dwelling into two (2) residential lots. Lot 12.01 = 86,743 (sf) with existing dwelling and Lot 12.02 = 148,957 (sf), flag lot.

9. Minor Subdivision MC #15-311	Stein Minor Subdivision	Princeton 149 Terhune Rd. Block 7009, Lot 5.03
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Approved: Subdivision of a 0.560 (ac) lot with existing dwelling to be demolished into two (2) residential lots.
Lot 5.04 = 12,566 (sf) and Lot 5.05 = 11,833 (sf).

10. Minor Subdivision MC #15-313	289 Jefferson Road	Princeton 289 Jefferson Rd. Block 7009, Lot 3
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Approved: Subdivision of a 0.7461 (ac) lot with existing dwelling to be demolished into two (2) residential lots.
Lot 3.01 = 17,334 (sf) and Lot 3.02 = 15,165 (sf).

11. Minor Subdivision MC #15-314	453 Jefferson Road	Princeton 453 Jefferson Rd. Block 7007, Lot 4.01
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Approved: Subdivision of a 0.5021 (ac) lot with existing dwelling to be demolished into two (2) residential lots.
Lot 4.011 = 10,955 (sf) and Lot 4.012 = 10,915 (sf).

12. Site Plan MC #15-411	SSANJ-RX, Inc. (Phase I)	Ewing Township 1668 N. Olden Ave. Ext. Block 40.01 Lot 6, 14, 15, 19 & 35
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Approved with conditions: Renovation of an existing 1,723 (sf) building to operate as a Community Care Pharmacy that will be open to the public and will provide delivery service. Most of the pharmacy's business will be as a delivery service rather than for customer pickup. The applicant is proposing a cross-access easement with its neighbor for additional parking for employees.

13. Site Plan MC #15-211	Music & Movement Center	Hopewell Township 225 Pennington-Hopewell Rd. Block 21, Lot 21
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Approved: This project consists of the construction of a 5' wide sidewalk and landscaping onsite.

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.