

LAND DEVELOPMENT COMMITTEE

June 09, 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 #21-611	595 Mercerville-Edinburg Road Minor Subdivision	Hamilton Township <i>595 Mercerville-Edinburg Road Block 1702, Lots 10 & 11</i>

APPROVED WITH CONDITIONS The subdivision / consolidation of the two existing lots is being undertaken for the purpose of correcting/updating the existing road dedication on the Mount Road frontage to Hamilton Township and adjusting the internal lot line to make the new lots consistent with Hamilton Townships current zoning requirements. The subdivision/consolidation will not require new variances other than to confirm existing setbacks for the existing residential structure there.

2. Major Subdivision MC #21-613	Erie Ave Major Subdivision	Hamilton Township <i>Erie Avenue Block 1804, Lot 16</i>
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APPROVED WITH CONDITIONS The proposed project is located at the intersection of Erie Ave and Crescent Ave in the Mercerville neighborhood of Hamilton Township. The applicant is proposing a Major Subdivision that would create two new lots and a grading plan for two new single family homes. The project is considered a Major Subdivision by Hamilton Township due to the extension of sanitary sewer service that is required. This project received Hamilton Township Planning Board approval on October 22, 2020.

3. Site Plan MC #21-702	Princeton Lake Campus South	West Windsor Township <i>Washington Road Block 3, Lots 1.0113</i>
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APPROVED WITH CONDITIONS The Trustees of Princeton University are seeking to construct a new addition to the Princeton University Campus known as the Lake Campus. The new campus will be located on the north side of Washington Road between Carnegie Lake and Route 1. The site is now predominantly occupied by mowed grass fields and agricultural land. The Lake Campus General Development Plan (GDP), which established a plan for the development of University-owned land, received approval from the West Windsor Planning Board on January 29, 2020. The GDP describes a phased development of these lands over the next 20 years, building towards a vibrant, mixed-use community that extends Princeton's historic campus across Lake Carnegie into West Windsor.

The current application involves the first major site plan related to this phased development. The Project creates a backbone of infrastructure that will serve the Lake Campus as it develops, including new roadways and new below-grade electric, fiber IT, water, sanitary sewer, and thermal utilities. The Project also includes multiple buildings and athletics facilities and their associated site and landscape areas. The following facilities are included in the current application submitted by the applicant:

1. The **Lake Campus Garage** will be a 5-tier parking garage intended to serve the shared parking needs of the Lake Campus as it grows over time. It is positioned east of Tiger Lane and allows drivers to park immediately upon entering the new campus. In its initial phase, the Garage will include 612 spaces across two parking bays. An additional bay including 325 spaces has been designed and will be held as a banked parking resource as needed. The Garage will include significant landscape and architectural screening to mitigate potential visual impacts along Washington Road.
2. The **TIGER-CUB** (“thermally-integrated geo-exchange resource central utility building”) will be a single-story structure immediately east of the Garage that houses geo-exchange utility equipment. The building will connect to two (2) Thermal Energy Storage (TES) Tanks, electrical transformers, and a generator that are visually unified with the main building. The equipment in this building connects with 156 geo-exchange bores beneath the Softball Stadium’s field. These bores extend 600 feet into the ground and allow for the transfer of heat from the ground for heating and cooling of campus buildings. TIGER-CUB supports the University’s shift towards more sustainable production of energy and is a critical component of Princeton’s ambitious goal of net zero carbon by 2046. TIGER-CUB will also include landscape and architectural screening to mitigate potential visual impacts along Washington Road.
3. A new **Softball Stadium** for Princeton’s softball team will replace the University’s current, temporary facility on the East Campus in the Municipality of Princeton. The new facility will be located near the northern end of the new campus road, at roughly the existing intersection of Tiger Lane and the gravel contractor road. The Stadium includes a turf field, batting cages, restrooms, and bleacher seating for 300 spectators. Stadium lights are provided on six (6) light poles that are 70’ tall each and have been designed to minimize light spill beyond the Stadium itself.
4. **Flexible recreation fields** east of the Softball Stadium will be partially relocated from their current position along Washington Road. These mowed grass fields will allow for flexible use and configuration for multiple sizes and orientations of fields. They will not include field lighting.

The roadway network serving these facilities will include a portion of the existing Tiger Lane with new spurs to the west accessing Softball and to the east accessing the Garage and TIGER-CUB facilities. Two intersections will be provided with Washington Road, including reconfiguration of the existing Tiger Lane intersection and a new intersection to the east, close to the driveway serving 300 Washington Road. The intersections have been coordinated to minimize impact on the historic allée of elm trees along Washington Road and to preserve the long axial view of the historic Penn’s Neck Cemetery unobstructed. All roads will be designed as “complete streets,” with facilities shared between cars, bicycles, scooters, and pedestrians and generous landscape and green infrastructure elements.

The stormwater management approach for Lake Campus South will include a series of localized green infrastructure practices dispersed throughout the Project site. The runoff that is not infiltrated by these systems is conveyed in new stormwater conveyance infrastructure north of the Softball Stadium. The stormwater management system sheet flows toward the existing wetland system west of Nursery Drive; this discharge is outside of the 150-foot Wetland Transition Area (Buffer). These stormwater management approaches are intended to collect, mitigate, and treat stormwater for each of the individual building sites (TIGER-CUB, Garage, and Softball Stadium) in an effort to handle stormwater at the source as much as possible.

4. Site Plan
MC #20-705

Princeton Lake Campus North

West Windsor Township
Washington Road
Block 3, Lots 1.012 & 1.0113

APPROVED WITH CONDITIONS The Trustees of Princeton University are seeking to construct a new addition to the Princeton University Campus known as the Lake Campus. The new campus will be located on the north side of Washington Road between Carnegie Lake and Route 1. The site is now predominantly occupied by mowed grass fields and agricultural land. The Lake Campus General Development Plan (GDP), which established a plan for the development of University-owned land, received approval from the West Windsor Planning Board on January 29, 2020. The GDP describes a phased development of these lands over the next 20 years, building towards a vibrant, mixed-use community that extends Princeton's historic campus across Lake Carnegie into West Windsor.

The current application involves the second major site plan related to this phased development.

The Trustees of Princeton University are seeking Preliminary and Final Site Plan Approval to construct certain improvements in the Near-Term Phase of the new Lake Campus. Lake Campus North is a 60-acre Project on the north side of Washington Road, west of the existing intersection at Tiger Lane and extending north along Nursery Drive. The property falls within a Planned Educational Development district and is located primarily within Block 3, Lot 1.012 on the West Windsor Tax Map, with a small portion extending onto Block 3, Lot 1.0113.

The Project site is currently occupied by mowed grass fields used for Princeton's rugby club team, general campus recreation, and a practice area for hammer and discus throw; a lightning shelter and locker room facility for rugby teams (Haaga House); Nursery Drive, a vehicular route extending between Harrison Street and Washington Road; multiple smaller roads used for contractor and visitor parking; woodlands lining the Delaware and Raritan Canal State Park; and a soil recycling and mulch yard.

The Lake Campus General Development Plan (GDP), which established a plan for the development of University-owned land between Route 1 and the Delaware and Raritan Canal State Park, from Washington Road to Harrison Street, received approval from the Planning Board on January 29, 2020, and a Resolution of Memorialization on April 29, 2020. The GDP describes a phased development of these lands over the next 20 years, building towards a vibrant, mixed-use community that extends Princeton's historic campus across Lake Carnegie into West Windsor.

The current application involves the second major site plan related to this phased development (the first major site plan contained projects in Lake Campus South). The Project consists of multiple buildings and athletics facilities and their associated site and landscape areas including the following:

1. **Graduate Student Housing (GSH)** will be a complex of 379 housing units for Princeton graduate students and post-docs consisting of three separate buildings at 329,000 GSF in total. The buildings will be primarily three stories tall, with small single-story portions used for a café and community room serving the complex. A series of portals will connect landscaped courtyards and outdoor amenities at the ground level, including a community garden, a play space, a volleyball court, and barbeque areas.
2. **The Racquet Center** will be a new home for Princeton's Varsity Squash and Tennis teams, which will relocate from their existing facilities located at Jadwin Gym in the Municipality of Princeton. The 180,000 GSF facility will include indoor tennis courts, indoor squash courts, locker rooms, coaches' offices, sports medicine facilities, and a fitness center serving the campus. Outdoor tennis courts and associated bleacher seating will be connected to the east side of the building.

3. **Rugby and flexible recreation fields** will be relocated from their current position along Washington Road to the northern portion of the Project site, bounded to the west by Nursery Drive and to the north by the existing nursery operation. These mowed grass fields will include field goals on each of the three (3) rugby fields and a scoreboard relocated from the existing fields. They will not include field lighting.
4. A small **operations area** will include four (4) compactors for storage and pickup of trash and recycling from campus facilities, screened within a fence enclosure. This area is intended to also accommodate deliveries for the Racquet Center as well as a loading zone for team buses accessing the north side of the building. All uses in this area will be screened by berming and landscape.

Parking for uses within Lake Campus North will principally be provided in the Lake Campus parking garage, which is planned as part of the Lake Campus South Project. The garage includes 612 spaces in its initial phase and another 325 spaces banked for construction as necessary. This approach is consistent with the Lake Campus GDP, which anticipated shared garages and lots serving the campus as it develops over time, rather than individual parking facilities accompanying each separate use.

Utility services are similarly provided through the adjacent Lake Campus South Project. New connections will link buildings in the Lake Campus North to infrastructure backbones for electric, fiber IT, water, sanitary sewer, and thermal utilities serving the entire campus. Driveways and pathways serving planned buildings will connect into this backbone as well, providing access to the larger campus circulation networks.

The Project has been designed to minimize impact on the woodlands and Delaware and Raritan Canal State Park to its west. To that end, an existing vehicular road – Nursery Drive – will be converted to use as a shared pedestrian and bicycle path (with occasional use by service carts), and new access roads will only service the buildings, not provide through-routes across the site. The woodlands themselves will be enhanced with selective tree plantings and carefully designed mounds to fully screen new buildings from view within the State Park. All buildings have been oriented and designed to minimize light and noise exposure.

The landscape design of Lake Campus North provides the setting for a unique integration of the larger Princeton University campus with the Delaware and Raritan Canal State Park. Upwards of 1,200 new trees and an array of native shrub and groundcover plantings will bring the natural beauty of the State Park into a distinct part of the campus experience, enhancing both the ecological role of the park corridor and the social life of the campus. Defined by several types of spaces – including bosques, courtyards, rain gardens, plazas, and allées – the plan for Lake Campus North situates a diverse range of activities in a cohesive and beautiful landscape. Athletics facilities and viewing areas provide focal points for social activity, while woodlands provide lush, green areas for respite and relaxation.

The stormwater management approach for Lake Campus North will include a series of localized green infrastructure practices dispersed throughout the Graduate Housing and Racquet Center sites. The runoff that is not infiltrated by these systems is conveyed in new stormwater conveyance infrastructure west of the Racquet Center and Rugby Fields. The stormwater management system sheet flows toward the existing wetland system west of Nursery Drive; this discharge is outside of the 150-foot Wetland Transition Area (Buffer). These stormwater management approaches are intended to collect, mitigate, and treat stormwater for each of the project sites (Graduate Housing, Racquet Center, and Rugby) in an effort to handle stormwater at the source as much as possible.

5. Site Plan
MC #20-614

Sweetbriar Ave Solar Farm

Hamilton Township
Sweetbriar Ave
Block 1581, Lot 27

APPROVED WITH CONDITIONS The subject property is an approximately 38.3 acre vacant parcel located along the EB lanes of Sweetbriar Ave. The site is currently entirely wooded, mostly undisturbed and has 3 state open waters in addition to freshwater wetlands running through the property. The only existing impervious coverage on the site are remnants of a 0.022 acre dwelling foundation and footing along with a 0.251 acre stone driveway and parking area on the northerly edge of the project and within section 2H. They are to be entirely removed.

The applicant proposes to construct two separate and distinct solar panel farms on the site known as Section 1H & 2H on the engineering plans submitted. The development consists entirely of the construction of several rows of solar panels, above a grass ground cover, with a 10.92 foot grass strip between each row for access and maintenance. Each section is proposed to contain a twelve-foot (12') side stone covered access/ maintenance drive with a connection off Sweetbriar Ave. All new development lies outside the flood hazard area except for the outlet pipes from the two-detention basins the applicant is proposing. The original proposal contained a third solar panel section which has since been abandoned.

Three separate open waters run through the property. Assunpink Creek flows from east to west and lies just north of the site and across Sweetbriar Ave. The centerline location varies from 150 to 250 feet to the north of this site. The "Tributary of the Assunpink Creek" was constructed in the 1940s to carry additional stormwater runoff from the property on the southerly side of the railroad to the Assunpink Creek. It traverses this site and flows from south to north and enters the site from a culvert near the southerly boundary, approximately 600' to the east of the southwesterly corner of the property and exits the site at the northerly boundary, approximately 900' to the east of the northwesterly corner of the property.

Miry run also traverses the site near the easterly end and flows from the south to the north. It enters the site at the southerly boundary, approximately 500' to the west of the northeasterly tip of the property and exists the site at the northerly boundary, approximately 1,450 feet to the east of the northwesterly corner of the property. At that point, it flows through a culvert under Sweetbriar Ave, where it intercepts Assunpink Creek.

6. Site Plan
MC #20-610

**BCIF Hamilton Distribution
Center**

Hamilton Township
646 State Highway 130
Block 2610, Lot 30

APPROVED WITH CONDITIONS The subject property is located at 646 State Highway 130 in Hamilton Township. The approximately 46-acre site consists of farmland and undeveloped wooded areas and is bound to the north by commercial and warehouse properties, to the east by a warehouse, to the south by Route 130, and to the west by a warehouse property and Edge Creek. The applicant is proposing to construct two warehouse buildings with a total at-grade footprint of approximately 390,500 SF. Building 1 is proposed to occupy 217,250 SF and include 153 car parking spaces, 3 truck loading docks and 32 truck parking spaces. Building 2 is proposed to occupy 173,250 SF and include 300 car parking spaces, 38 truck loading docks and 61 truck parking spaces.

Additional proposed site features include roadways, sidewalks, at-grade car and trailer parking, loading docks, stormwater basins, and landscaped areas. Access to the site is proposed via a driveway onto SB Route 130 as well as access to Back Creek Road which comes out to Klockner Road. The applicant is proposing to manage stormwater via a new wet pond and extended detention basin in series with manufactured treatment devices. Proposed elevations will generally maintain existing drainage patterns and will range from approximately 59' at the northeast part of the site to approximately 38' at the west part of the site.

7. Site Plan
MC #20-612

East State Parking Lot

Hamilton Township
2144 East State Street
Block 1588, Lots 3 & 4

APPROVED WITH CONDITIONS The subject property is located at 2144 East State Street in Hamilton Township. The site is predominantly open space grass area which is a result of remediation efforts to date. The subject property is a NJDEP “Known Contaminate Site” (Site #13794). The applicant is proposing to redevelop the site with a off-street trailer storage parking lot. In addition to the parking lot, the applicant is also proposing driveway improvements, 2 guardhouse buildings totaling 144 SF, a bioretention basin and other ancillary improvements. Overall, the proposed lot would accommodate and store approximately 233 trailers.

Access to the site is proposed via two (2) new full-movement driveways along westbound East State Street. Internally, circulation between the off-street parking stalls is provided via a central 70’ wide two-way circulation aisle. This width and aisle design is sufficient to permit two-way tractor-trailer movements as well as backing in maneuvers when trailers are being dropped off or picked up. Along the site’s frontage, East State Street (CR 535) is under the jurisdiction of Mercer County. On-street parking is permitted in both the northbound and southbound directions within the current roadway cartway area and the County has recently resurfaced the roadway and incorporated both dedicated parking lanes and bike lanes.

Historically runoff from the west side of the site sheet flows towards the Amtrak Rail lines right-of-way. The eastside of the site sheet flows east towards East State Street right-of-way. In the post-developed condition, runoff from the developed parking lot, which includes approximately 6 acres of impervious cover, and 1.6 acres of open space area, is collected by inlets and drains into the proposed bioretention basin with an outfall location that drains toward the existing storm sewer system located within East State Street right-of-way.

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.