

LAND DEVELOPMENT COMMITTEE

February 10, 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 #16-901	Edinburg Village	Robbinsville Township Robbinsville-Edinburg Rd. (CR #525) Block 9, Lots 1, 25.01 & 55
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Approved with conditions: Subdivision of a 219 (ac) tract to create 50 single family lots and 165.5 (ac) of open space. The average lot size will be 45,000 (sf).

2. Subdivision MC #16-700	Enclave at Princeton Junction (aka "Maneely Tract")	West Windsor Township Old Bear Brook Road & Bear Brook Road Block 10, Lot 8.01
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Approved with conditions: Mixed use development on a 45.8 (ac) tract consisting of 51 - Townhouse Dwellings, 40 - Apartment Units in addition to, Office / Retail buildings and Corporate Suites. The development will provide 435 parking spaces.

3. Site Plan MC #16-900	Champion Carstar Collision	Robbinsville Township 1405 US Route 130 Block 17, Lot 26
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Approved: 6,000 (sf) addition to the existing automobile repair station and reconfiguring of the parking area to include 30 new parking spaces.

4. Subdivision MC #16-600	Evelyn T. Wardell	Hamilton Township 4060 Nottingham Way Block 1852, Lots 6.01 & 6.02
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Approved with conditions: Subdivision of a 0.689 (ac) lot with an existing dwelling into two (2) new lots. Lot "A" = 12,000 (sf) vacant and Lot "B" = 18,000 (sf) with existing dwelling.

5. Site Plan MC #15-507	PSE&G Lawrence Switching Station	Lawrence Township 60 Bunker Hill Road Block 2701, Lots 33 – 38 & 40
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Approved with conditions: Expansion to the existing Lawrence Switching Station. The expanded 90kV substation will consist of twelve (12) 69kV circuit breakers, eight (8) 69kV line positions, new structures totaling 1,078 (sf) including a 22' by 49' control house, a monopole, lighting, stormwater basin and site improvements.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
6. Minor Subdivision MC #16-400	Ewing Parkway, LLC (Wawa)	Ewing Township Parkway Ave, (CR 634) & Silvia Street Block 344, Lot 1.01 & 31

Approved with conditions: The applicant received Site Plan approval from the Mercer County LDC for a Wawa convenience store with sale of fuel (MC #15-406) on November 12, 2015. The applicant is now submitting an application for a Minor Subdivision to address a condition of approval by the Township of Ewing.

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.