

LAND DEVELOPMENT COMMITTEE

March 9, 2016

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

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
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1. Site Plan MC #16-401	PSE&G 69KV Substation Upgrades	Ewing Township 1473 & 1475 Prospect Street Block 118.04, Lots 43 & 50
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Approved with conditions: Expansion to the existing substation. The proposed expanded substation will occupy its current location on lot 50 along with the adjacent property on lot 43. The improvements include the demolition of existing substation, control house, gravel and pavement surfaces, office & warehouse and the construction of new equipment including 69kV circuit breakers, two (2) 69/4kV transformers, new gravel access driveway, gravel yard cover and stormwater basin. At the completion of the project, the substation will offer better reliability to its customers and an increase capacity with no adverse impact.

2. Site Plan MC #16-201	Janssen Pharmaceuticals, Inc (Renovation & Parking Expansion)	Hopewell Township 1125 Trenton-Harbourton Road Block 98, Lots 17 & 37
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Approved with conditions: In support of a corporate shift in employees resulting in an increase of staff to the Titusville Campus, Janssen is proposing the construction of a new 252-space parking lot inside the loop road along the northwestern portion of the developed area of the Campus. The project will consist of renovation of the existing AB Building on the Campus which will not result in any net square footage increase on site.

3. Site Plan MC #16-800	One Mile Storage, LLC	East Windsor One Mile Road & Rt. 133 Block 5.01, Lot 11
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Approved with conditions: Construction of a 40,500 (sf) self-storage warehouse facility, a 1,000 (sf) office building and 23,100 (sf) of vehicle storage buildings with an alternative to build 23,100(sf) of additional self-storage buildings instead. All buildings are one (1) story. The development also includes a detention basin and twelve (12) parking spaces.

4. Subdivision MC #16-300	Daniel Skvir	Princeton 109 Rollingmead Road Block 7601, Lot 39
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Approved: Minor subdivision of a 98,502 (sf) residential lot with dwelling into two (2) new lots. Lot 39.01 = 43,560 (sf) & Lot 30.02 = 54,942 (sf) with existing dwelling.

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5. Site Plan MC #16-601	Delaware Valley Box & Lumber Co.	Hamilton Township 2651 E. State Street Ext. Block 1589, Lot 10
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Approved with conditions: Demolition of an existing industrial building on a 3.19 (ac) lot and construction of a new 23,616 (sf) building with 28 parking spaces and site improvements.

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.

