

LAND DEVELOPMENT COMMITTEE

July 14th, 2021

Present: ___ Michael E. Shine, Chairman, Mercer County Planning Board
___ Bill Agress, Vice Chairman, Mercer County Planning Board
___ Leslie R. Floyd, Planning Director, Mercer County Planning Department
___ Basit Muzaffar, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
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1. Minor Subdivision MC #21-205	27 East Franklin Ave Minor Subdivision	Pennington Borough <i>27 East Franklin Ave</i> <i>Block 104, Lot 12</i>
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The subject property is located at the intersection of East Franklin Street and Eglantine Ave in the Borough of Pennington. The site is currently occupied with two residential homes and associated improvements. The applicant is proposing to subdivide Lot 12 into two lots so that each home has its own lot.

2. Minor Subdivision MC #21-404	Parkside Minor Subdivision Minor Subdivision	Ewing Township <i>Parkside Ave</i> <i>Block 294, Lots 69-72</i>
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The subject properties are located along Parkside, roughly halfway between Route 31 and Parkway Ave. The lots are currently sparsely wooded and vacant with a fence along the periphery of the lots. The applicant is proposing to consolidate lots 69-72 into three new lots. The applicant is then proposing to construct three new single family homes with driveways out onto the County highway

3. Minor Subdivision MC #21-615	62 Youngs Road Minor Subdivision	Hamilton Township <i>62 Youngs Road</i> <i>Block 1509, Lot 22</i>
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The subject property is located along Youngs Road, roughly halfway between Quakerbridge Road and the Northeast Corridor Rail Line. The site is currently improved with two single family homes and associated improvements. The applicant is proposing to subdivide the lot into two new lots so that each home may be situated on its own lot.

4. Minor Subdivision MC #21-616	Englewood Boulevard Minor Subdivision	Hamilton Township <i>Englewood Boulevard</i> <i>Block 2575, Lot 47.73 & 47.74</i>
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The subject property is located along Englewood Boulevard, just south of Veterans Park in Hamilton Township. The purpose of the minor subdivision is to adjust the common property line between existing Lots 47.73 and 47.74 on Block 2575 to provide adequate area on Lot 47.74 to avoid a side yard setback encroachment for the future townhome dwelling to be constructed on this lot. This subdivision does not create any new lots and has received an administrative approval from Hamilton Township.

5. Major Subdivision
MC #21-703

**Avalon West Windsor
Major Subdivision**

West Windsor Township
Washington Road (CR 571)
Block 6, Lot 8, 54, 55.01 & 76

6. Site Plan
MC #21-704

Avalon West Windsor

West Windsor Township
Washington Road (CR 571)
Block 6, Lot 8, 54, 55.01 & 76

The subject property is an approximately 23.4-acre site located in West Windsor Township. The site has frontage along Washington Road (CR 571) to the north and is bound by parking for the Princeton Junction Train Station along the Northeast Corridor to the east, the NJ Transit Princeton Shuttle (“Dinky Line”) to the south, and an office land use to the west. The proposed site currently consists of several individual office buildings and associated parking lots.

The proposed mixed-use re-development includes significant site improvements and several new buildings. At full buildout the site will include 135 age-restricted residential units, 142 townhome residential units, 523 apartment residential units, 120 hotel rooms and 17,500 SF of Retail. Approximately 149 units will be designated as affordable housing units. Additional site improvements include but are not limited to the construction of 2 parking garages, parking lots, landscaping, lighting, stormwater basins, storm sewers, and utilities. This project is a transit-oriented development with access to the train station.

As part of this project, the redeveloper, AvalonBay Communities, will relocate and realign Washington Road. Along with the road realignment and development, the developer is proposing to convert the current intersection of Princeton-Hightstown Road (NJSH Route 64) and Washington Road (CR 571) into a modern roundabout, rather than intersect the roadway at a 90-degree angle.

Site access is proposed via one (1) full-movement roadway along Washington Road (CR 571), west of the roundabout, and one (1) full-movement roadway along Washington Road, east of the roundabout. Alternative access is provided via the existing cross-access with Vaughn Drive, which provides connectivity to Alexander Road.

Little Bear Brook flows through the adjacent lot northwest of the project site. It is located approximately 625 feet northwest of the site. The proposed disturbance for the project is 24.85 acres and approximately 18 acres of impervious coverage is proposed. This is an increase of approximately 7 acres over the roughly 11 acres of existing impervious surfaces. It should be noted that for the purpose of stormwater calculations, the stormwater management system was designed for 20.41 acres (90%) of impervious coverage. This is to allow for potential additions of sidewalks and/or footprint modifications based on the final architectural design.

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.