

# LAND DEVELOPMENT COMMITTEE

## June 8, 2016

Present: \_\_\_\_\_ Vacant  
  X   Bill Agress, Vice-Chairman, Mercer County Planning Board  
  X   Leslie R. Floyd, Planning Director, Mercer County Planning Division  
  X   George Fallat for 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 #16-402	B & W Kids Academy	Ewing Township Pennington Rd. & Atlantic Ave. Block 142, Lot 15
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**Approved with conditions:** Construction of a 5,088 (sf) Day Care Center building with 19 parking spaces

2. Site Plan MC #16-403	Med Express Urgent Care	Ewing Township 1680 N. Olden Ave. (CR #622) Block 40.01, Lots 20 & 33
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**Approved with conditions:** Removal of existing buildings and construction of a 4,844 (sf) medical office building with 43 parking spaces.

3. Site Plan MC #16-805	Melvin H. Kreps Middle School Athletic Field Rehab	East Windsor Township 5 Kent Lane Block 81, Lot 2
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**Approved with conditions:** Rehabilitation of the rear athletic fields at the noted Middle School. This project is Phase 1 in a 2 phase project to re-grade and sod all of the fields, in addition to the relocating existing courts and construction of a new concrete curb to eliminate an existing erosion condition along the existing edge of pavement.

4. Site Plan (Options 1 & 2) MC #16-604	7 Quakerbridge Plaza Drive	Hamilton Township 7 Quakerbridge Plaza Dr. Block 1520.01, Lot 38
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**Approved with conditions:** Construction of a mixed-use development which will consist of Option #1- a 76,330 (sf) building occupied by two (2) separate tenants. Sky Zone (Indoor Trampoline Park) will occupy 27,430(sf) of the building, while the remaining 48,900(sf) will be for general warehouse use. Skyzone will also have a mezzanine viewing area of 2,900(sf). The building will have 150 parking spaces. Option #2 – An alternative plan has also been proposed that assumes all warehouse use to include additional truck docks and the total parking reduced to 111 spaces. The alternative plan would be used should the recreational user leave.

5. Site Plan MC #16-605	Jeffken, LLC	Hamilton Township 9 Black Forest Road Block 2594, Lot 11
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**Approved:** Construction of a 22,500 (sf) office/warehouse building with 44 parking spaces on a 2.133 (ac) lot.

6. Site Plan MC #16-701	3717 Route #1, LLC	West Windsor Township 3717 Route #1 Block 3, Lot 18
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**Approved with conditions:** Demolition of the existing vacant gas station for construction of a new 5,040 (sf) two-story office building with site improvements and 14 parking spaces.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
7. Subdivision MC #16-703	Penn Lyle Subdivision	West Windsor Township 111 Pen Lyle Road Block 16.11, Lot 14
<b><u>Approved:</u></b> Subdivision of an 8.574 (ac) lot into three (3) new lots. Lot A = 1.007(ac) residential, Lot B = 1.153(ac) residential & Lot C = 6.414(ac) open space.		
8. Minor Subdivision MC #16-804	Teckno Properties	Hightstown Borough Second Avenue Block 47, Lot 6
<b><u>Approved:</u></b> Subdivision of a 13,965(sf) lot with an existing dwelling into two (2) new lots. Lot 5 = 7,041.21(sf) with existing dwelling and Lot 6 = 6,923.79 (sf) new dwelling.		
9. Minor Subdivision MC #16-205	Piotrowski Minor Subdivision	Hopewell Township 279 Federal City Road
<b><u>Approved:</u></b> Subdivision of an existing 68.214(ac) farm to create a new Lot 5.02 = 6.195(ac) for residential use. The remaining Lot 5.01 = 61.233(ac) will remain in agricultural use.		
10. Minor Subdivision MC #16-100	Church of the Blessed Sacrament	City of Trenton 720 Bellevue Avenue Block 5803, Lots 21 & 22
<b><u>Approved:</u></b> Lot line adjustment for existing religious complex.		

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.