

LAND DEVELOPMENT COMMITTEE

August 11, 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>
1. Minor Subdivision MC#21-206	Glogoff Lot Line Adjustment Minor Subdivision	Pennington Borough 177 & 179 East Delaware Ave Block 405, Lots 1 & 15

Developer/ Applicant: *David & Christina Glogoff*
Surveyor: *Frank R. Klapinski*
Attorney: *Ryan P. Kennedy, Esq. Stevens & Lee*

APPROVED: Subject properties are located at intersection of East Delaware Ave and Chadwell Court Emergency Access partially improved drive. Both lots are currently developed with single family homes, driveways, in-ground pools and other improvements. Applicant is proposing to convey a 20' wide parcel from tax lot 1 to tax lot 15.

2. Major Subdivision MC#21-501	Texas Ave Major Subdivision	Lawrence Township 2495 Brunswick Pike & Texas Ave Block 2001, Lot 3, 60-66 & 68
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Developer/ Applicant: *RPM Development, LLC*
Engineer: *Thomas J. Muller*
Attorney: *Ryan P. Kennedy, Esq. Stevens & Lee*

APPROVED: The subject property is location of the Lawrence Shopping Center, located off Route 1 and Texas Ave. The property is currently improved with an approximately 320,000 SF shopping center, parking lot and other ancillary improvements. Applicant is proposing to subdivide out a northern portion of the site which is currently mostly open space in order to construct a residential development along Texas Ave. The proposal will consolidate existing lots into a new lot and then subdivide out a lot for the shopping center (approximately 47.9 acres) and a separate lot for the residential development (4.3 acres).

3. Site Plan MC#21-312	900 Herrontown Road Multi-Family	Municipality of Princeton 900 Herrontown Road Block 901, Lots 21
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Developer/ Applicant: *900 Herrontown Princeton, LLC*
Engineer: *Kevin E. Shelly, Shore Point Engineering*
Attorney: *Thomas M. Letizia, Troutman Pepper*

APPROVED: The approximately 3 acre subject property is located in the northernmost section of the Municipality of Princeton along Herrontown Road. The commercial property is currently improved with several buildings, driveways, kennels, and other improvements. The applicant is proposing to redevelop the property with a new multi-family affordable housing building containing 65-units. There will be a 10 one-bedroom units, 38 two-bedroom units and 17 three-bedroom units.

The proposed project is not located on a County Road but will ultimately disturb more than one (1) acre of land and increases the amount of impervious cover onsite by more than ¼ acre. Total impervious coverage on site will increase from 12% to 45%. Runoff that will be managed onsite will be collected and conveyed via conventional drainage pipe networks to a new detention basin.

4. Site Plan
MC#21-617

**Proposed Auto Repair Facility-
Valvoline**

Hamilton Township
1201 Route 33
Block 1945, Lots 1

Developer/ Applicant: *Meadowbrook Realty, LLC*
Engineer: *David F. Wisotsky, Bohler Engineering*
Attorney: *Stephen F. Hehl*

APPROVED: The subject property is located at the intersection of Whitehorse-Hamilton Square Road and Route 33. The property is currently improved with an existing Exxon Gas Station, pavement areas, tanks, and other ancillary improvements. The applicant is proposing to redevelop the site with an approximately 4,600 SF, 2-level auto repair facility and other ancillary improvements. The project is not located on a County Road.

5. Site Plan
MC#21-620

3620 Quakerbridge Road

Hamilton Township
3620 Quakerbridge Road
Block 1520, Lot 11.02

Developer/ Applicant: *Sherute, LLC*
Engineer: *Robert E. Korkuch, ACT Engineers*
Attorney: *Michael H. Magee*

CONDITIONALLY APPROVED: The subject property is located along Quakerbridge Road, just north of Nami Lane. The property is currently improved with an existing one story office building which was recently the site of the Harris School of Business. The applicant is proposing to demolish a previously constructed building addition and replace it with a warehouse addition. With the new addition, the 20,040 SF office building will be expanded into a 35,960 SF office/ warehouse/ light manufacturing facility. Additional site improvements include modifications to the rear parking areas as well as loading docks for tractor trailers near the western corner of the building.

Proposed improvements will result in a net decrease of 875 SF of impervious surfaces. Access to the property will be provided via the existing full-movement, stop-controlled driveway along Quakerbridge Road shared with the adjacent self-storage facility.

6. Site Plan
MC#21-909

Bind-Rite Graphics

Robbinsville Township
1 Applegate Drive
Block 41.02, Lot 1

Applicant/ Developer: *Jabb Realty LLC c/o Bind-Rite Graphics*
Engineer: *Robert E. Korkuch, ACT Engineers*
Attorney: *Dino Spadaccino, Spadaccini Law Firm*

CONDITIONALLY APPROVED: The subject property is located at the intersection of Applegate Drive and West Manor Way within the Northeast Business Park in Robbinsville Township. The site is currently developed with an approximately 200,000 SF industrial building and associated improvements. Bind-Rite Robbinsville is an educational book manufacturing facility. Engaged in manufacturing educational books, computer books, catalogs, and directories.

Applicant is proposing to construct a 45,441 SF building addition to the southeastern side of the building. This would remove approximately 6,000 SF of the existing building along with 3 of the existing loading docks and would construct 1 new loading dock. No new parking is proposed, however, 8 banked parking spaces are provided in the case Robbinsville Township determines those spaces are required. In 2004, an application was approved for a 79,061 SF building addition (MC#04-901).

7. Major Subdivision Plan
MC#21-619

Sloan Ave Warehouse

Hamilton Township
Sloan Ave
Block 1520, Lot 11.02

8. Site Plan
MC#21-621

Sloan Ave Warehouse

Hamilton Township
Sloan Ave
Block 1602, Lot 2.01 & 2.02

Developer/ Applicant: *PR III/LEG Hamilton Industrial, LLC*
Engineer: *Bryan Waisnor, Langan Engineering*
Attorney: *Faegre Drinker Biddle & Reath LLP*

CONDITIONALLY APPROVED: The subject property is located at 861 Sloan Avenue on the site of the former 780,000 SF manufacturing facility operated by Congoleum. Specifically, the approximately 54-acre property is located along the south side of Sloan Avenue between Klockner Road and I-295. Sloan Avenue is an urban minor arterial under Mercer County jurisdiction and has a posted speed limit of 45 mph. The property is bound by Sloan Avenue to the north, Miry Run and associated wetlands to the south, an unnamed tributary to Miry Run and Interstate Highway 295 to the east, and an existing warehouse building to the west located on Lot 2.01. West of Lot 2.01 is Klockner Avenue.

Over the past few years, the former Congoleum plant and associated improvement have been demolished, with only a small part of the building remaining. The applicant now proposes to construct a 420,000 SF warehouse along with 588 parking spaces, a truck court with trailer loading, access driveways, stormwater management facilities, lighting and landscape areas. Applicant is also proposing to subdivide out the remaining building/ warehouse and the site of the new warehouse building.

The applicant is also proposing to construct an auxiliary land along the property frontage starting at Klockner Road on the west and extending approximately 800 feet along the property frontage. The applicant traffic engineer is also recommending to modify the traffic signal control at Sloan Avenue and Klockner Road to eliminate the northbound right turn Yield Sign and place the right turn movement under traffic signal control.

Access to the site will be provided via one right-in/right-out driveway along Sloan Avenue for passenger cars only and one full-movement driveway along Klockner Road. Both driveways will be stop controlled. The driveway along Klockner Road will also provide access to the existing warehouse that is being maintained on a separate lot on the former Congoleum Site. The driveway along Klockner Road, designed and approved for the existing warehouse on Lot 2.01, will be widened from 30 to 35 feet and extended through Lot 2.02 for this project.

The proposed development disturbs over 1 acre of land. Therefore, this project is considered a “major development” from a stormwater management perspective, and the proposed stormwater design is required to address stormwater quantity, stormwater quality, and groundwater recharge. However, because the proposed improvements will result in a total impervious area of 22.4, a net 6.7-acre decrease in impervious area from the previous developed condition with approximately 29.1 acres of impervious, the water quality requirements are not required.

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.