

LAND DEVELOPMENT COMMITTEE
November 10, 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 A. Muzaffar, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Major Subdivision MC#21-207	BeiGene U.S. Manufacturing Major Subdivision	<i>Hopewell Township 311 Pennington-Rocky Hill Road Block 46, Lot 8.01</i>

Developer/ Applicant: *BeiGene U.S. Manufacturing Co., Inc.*
Title Owner: *Hopewell Campus Owner, LLC*
Engineer: *Brian Perry, PE (Van Note-Harvey Associates, Inc.)*
Attorney: *Michael Butler, Esq. (Eckert, Seamans, Cherin & Mellot)*

APPROVED WITH CONDITIONS. The subject property is an approximately 433-acre site in Hopewell Township commonly known as the Princeton West Innovation Campus. The site is the former location for Bristol-Myers Squibb who purchased the site from the Mobil Research and Development Corporation (Mobil) campus in 1997. The site was called the “Technical Center” and was the headquarters for Mobil’s worldwide energy business. In 2016, BMS announced a “phased multi-year closure” by mid-2020.

The current 1.2 million-square-foot campus is now known as the “Princeton West Innovation Campus”. The applicant, BeiGene, now plans to build a new campus for R&D and manufacturing at the Princeton West Innovation and has entered into a purchase agreement to acquire an approximately 42-acre site with over one million square feet of developable real estate, to build a facility that is expected to include commercial-stage biologic pharmaceutical manufacturing, clinical R&D, and the BeiGene Center for Pharmacovigilance Innovation.

Applicant proposes to subdivide out an approximately 42-acre site (Proposed Lot 8.012) out of the 433-acre Princeton West Innovation Campus. Access to the lot would be provided via an internal loop road that connects out to driveways onto public roadways (Pennington-Rocky Hill Road (CR 624) and Titus Mill Road). Applicant will make a separate site plan application for the proposed lot.

2. Minor Subdivision MC#21-407	Heritage Court Phase 3 Minor Subdivision	<i>Ewing Township 210 Silvia Street Block 341.01, Lot 3.01 & 5.01</i>
3. Site Plan MC#21-408	Heritage Court Phase 3 Site Plan	<i>Ewing Township 210 Silvia Street Block 341.01, Lot 3.01 & 5.01</i>

Developer/ Applicant: *Ewing Prop, LLC*
Engineer: *Robert C. Bushar, PE*
Attorney: *Andrew Schragger, Esq.*

APPROVED WITH CONDITIONS. The subject property is located adjacent to the West Trenton Train Station and part of Ewing Commerce Park Development, a mixed-use development, which includes the Heritage Court Phase 1 and Heritage Court Phase 2 residential apartments. Applicant is proposing to eliminate the existing lot line and consolidate all Heritage Court lots into a single lot. As part of the Phase 3 development, applicant is proposing 138 new apartments. An existing 2-story office building is proposed to be repurposed into 42 apartments and 4 new 3-story apartments would be constructed with 24 units in each building.

Prior to this year, all access to Heritage Court Phase 1 & 2 was provided via Silvia Street and the intersection of Silvia and Sullivan. The Silvia Street extension was constructed in 2021 by the developer of the Parkway Town Center, which also upgraded the intersection of Parkway Ave/ Scotch Road/ Silvia Street. Access to the Phase 3 site will be provided via the existing circulation network on adjacent Lot 3.02 (commonly known as the Roller Bearing Building site).

The stormwater improvements will consist of modifying two existing detention basins on the site that were designed to handle the storm flows for the existing 2-story office building and associated improvements. The modifications include replacing the existing outlet structures, raising the existing berm heights and installing diversion manholes and NJDEP certified manufactured treatment devices downstream of the new outlet structures that will achieve the water quality standards (80% reduction of the total suspended solids for the water quality storm). There is a 0.4 Acre increase in impervious cover. There is a minor recharge deficit that will be mitigated with the construction of a dry well to recharge the roof stormwater flow from Building C.

4. Site Plan
MC#21-618

BDA Proposed Parking Lot

*Hamilton Township
121 First Ave
Block 1632, Lots 5.01*

Developer/ Applicant: *BDA Hamilton, LLC*
Engineer: *Steven Cattani, PE (Dynamic Engineering)*
Attorney: *Frank Vitolo, Esq. (Sills Cummis & Gross P.C.)*

APPROVED WITH CONDITIONS. The approximately 14.78 acre site is located on First Ave which comes out to Whitehead Road and Enterprise Ave. The site is currently developed with an existing 51,000 SF warehouse building, car parking, and loading area. The applicant is proposing to develop a grassy field in the rear of the property with an expansion of van and trailer parking area for the freight forwarding facility, a total of 12 van stalls and 132 trailer stalls.

A portion of the existing building will be dedicated to the proposed parking expansion. No new building or building expansion is proposed. Access to the site will remain at the existing two points of access to the site, landscape buffers, stormwater management facilities and related site improvements will be constructed as part of this project.

The property is also restricted by wetlands and floodplains along the Assunpink Creek on the west side of the site. An NJDEP Letter of Interpretation and Flood Hazard Area Jurisdictional Interpretation has been filed with the NJDEP and is currently pending. A minor encroachment into the NJDEP flood hazard area and SBCZ buffer will be required for the discharge of the stormwater management facilities for the project.

In order to meet the stormwater runoff quantity and water quality requirements set forth in NJAC 7:8, the site design incorporates pervious paving and underground stormwater storage areas. The underground storage facility accepts stormwater runoff from the proposed paved areas. The runoff flows over land by sheet flow to the pervious paving areas, filters through the pervious paving and is then collected by underdrains, and is transported by the stormwater conveyance systems to the underground stormwater storage facility. The underground stormwater storage facility will temporarily store and attenuate stormwater runoff from the development to meet the required reductions.

The discharge from the BMP is directed to the Assunpink Creek. The tailwater of the waterway was considered in the analysis and the invert of the storage and outlet structure was set above the 100-year flood elevation.

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.