

**LAND DEVELOPMENT COMMITTEE**  
**December 08, 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

**Type of Development      Name of Development      Municipality/Street/Block/Lot**

1. Site Plan MC#21-626	<b>Klockner Road, LLC Apartments</b>	<i>Hamilton Township Klockner Road Block 1922, Lot 26, 27 &amp; 34</i>
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Developer/ Applicant: *Klockner Road, LLC (Christopher Vernon, Managing Member)*  
Engineer: *John W. Kornick, K2 Consulting Engineers, Inc.*  
Attorney: *Frank Petrino, ECKERT SEAMANS CHERIN & MELLOTT, LLC*

The subject property is an approximately 64.45-acre site fronting on Klockner Road. The site is currently unimproved and comprises of farm fields and wooded areas. Applicant proposes to construct twenty-two apartment buildings and a club house with amenities. A total of 388 units are proposed, of which 128 will be one-bedroom units, 197 will include two bedrooms and 63 will include three bedrooms. Additional improvements include 842 parking spaces, access driveways, landscaping, lighting and stormwater management.

Site access is proposed via a single full-movement driveway along eastbound Klockner Road west of its intersection with Estates Boulevard. Klockner Road provides one lane of travel in each direction with a posted speed limit of 40 miles per hour near the site and is under municipal jurisdiction. The two closest intersections to this project, Hamilton and Klocker as well as White Horse Ave and Klocker, are both under County jurisdiction.

2. Site Plan MC#21-709	<b>The Reserve at West Windsor</b>	<i>West Windsor Township 2001 Old Trenton Road Block 37, Lot 6 &amp; 7</i>
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Developer/ Applicant: *Toll Brothers (Jim Majewski)*  
Engineer: *Andrew J. Grover (ESE Consultants, Inc.)*  
Attorney: *Rick Hoff (Bisgaiser Hoff)*

The subject property is an approximately 45.4 acre site located at the corner of Old Trenton Road and Dorchester Drive. The site is currently unimproved and comprises of farm fields and wooded areas. Bear Brook runs along the western edge of the property. The southern boundary of this site marks the border of East Windsor and West Windsor.

Site improvements for the project consist of eighty-eight (88) residential units, twenty-five percent (25%) or twenty-two (22) are affordable units. Site improvements also include the construction of one (1) 2,200± SF clubhouse with outside patio and pool areas, interior roadways, walkways and parking, underground utilities (water, sewer, electric, cable, telephone, gas), ancillary landscaping and one (1) stormwater management detention pond and six (6) raingardens throughout the development to provide green infrastructure.

Access to the proposed development will be provided by a right-in/right-out street along Old Trenton Road (CR 535) and a full movement street intersection along Dorchester Drive.

3. Site Plan  
MC#21-710

**Ellsworth Revised Application**

*West Windsor Township  
Cranbury Road & Princeton-Hightstown Rd  
Block 1632, Lots 20, 20.01, 20.02, 20.03,  
20.04, 62, 66*

Developer/ Applicant: Shawn Ellsworth  
Engineer: *Robert E. Korkuch (ACT Engineers, Inc.)*  
Attorney: *Ryan Kennedy (Stevens & Lee)*

The subject property is currently known as the Ellsworth Shopping Center and is located at the intersection of Cranbury Road & Princeton-Hightstown Road. The site is currently improved with 22,258 SF of occupied retail space and 2 residential apartment units, parking lots and other improvements. This application is a revision to previously approved Ellsworth project which includes major revisions to drainage and creates additional buildings. Applicant proposes to modify the previous development plan with the addition of two new buildings that would contain 10 additional apartment units and 11,000 sf of retail space previously proposed for the lower level of building E-1.

Therefore, including the current construction of a prior approval and the proposed expansion the development would provide 52,578 sf of retail space and 30 apartment units. The site is designed as to redevelop the suburban shopping plaza into a more “Main Street” type of mixed-use development with shared parking which is more in line with a Transit Oriented Development pattern.

Access to the development is currently provided via a right-in only driveway from Princeton-Hightstown Road with additional access provided by a soon to be constructed realignment of Ellsworth Center driveway across from Carlton Place on Cranbury Road. The overall development will be supported by 185 parking spaces. A separate application in the rear of this site, 400 Steps, was conditionally approved at the April 2021 Planning Board meeting and proposed 144 residential units. Traffic to/from that site will be directed through the Ellsworth site.

All movements at the unsignalized intersection are expected to operate at LOS D or better during the weekday morning and evening, and the Saturday midday peak hours under the No-Build condition. Under the Build condition, all movements are expected to operate at LOS E or better during all three peak hours with the exception of the southbound left-turn movement during the weekday evening peak hour, which is expected to operate at LOS F.

Since the previous submission, the applicant has purchased a parcel of land designated as Block 5, Lot 66 on the West Windsor Township Tax Maps. The lot contains an existing residence which will not be altered; however, the driveway is to be relocated and a wet pond is proposed in the front yard in lieu of the previously proposed underground Storm Trap basin which was proposed on Lot 62. As did the proposed subsurface basin on Lot 62, the wet pond provides stormwater rate attenuation only. A wall will form a portion of the wet pond and a liner is proposed along the bottom of the wet pond to prevent excessive seepage. No site layout changes are proposed to the approved Ellsworth Center Redevelopment. The storm drainage piping on Lots 62 and 76 has been modified to convey runoff to the newly proposed wet pond. Drainage areas have been revised in both the existing and proposed conditions to include Lot 66.

Discussion Item:

4. Site Plan  
MC#21-614

**Sweetbriar Ave Solar Farm**

*Hamilton Township  
Sweetbriar Ave  
Block 1581, Lot 27*

Developer/ Applicant: *Steve Trumbo, Synnergy LLC*  
Engineer: *David Stratton, Trenton Engineering*

Applicant is requesting a change to an existing condition imposed at June 09, 2021 Planning Board Meeting.

***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.***