

LAND DEVELOPMENT COMMITTEE
March 9, 2022

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. Site Plan MC#21-625	Princetel Inc. Development Site Plan	<i>Hamilton Township 1980 East State Street Block 1636, Lot 6</i>

Developer/ Applicant: *Princetel Inc.*
Engineer: *Joseph Mester, PE, PLS (Trenton Engineering Co.)*
Attorney: *Dino Spadaccini, Esq. (The Spadaccini Law Firm)*

APPROVED WITH CONDITIONS. The subject property is an approximately 6.6-acre parcel located along East State Street which is under County jurisdiction. The site currently contains an existing 77,848 SF industrial building along with a 988 SF abandoned block building in the rear. The site also contains blacktop paved driveway, parking areas and other improvements.

The applicant is now proposing to renovate the industrial building, expand the parking area in the front of the building with curbed additional pavement, milling and repaving the deteriorated existing pavement to the west of the building, converting the front grass area into indigenous meadow, adding a deck inside the from southeasterly corner of the building, a new wall along the loading dock, two new dumpster areas and new stormwater improvements.

The building is currently partially occupied by Lohnpack Contract Filling that employs approximately 30 employees at the Site. Princetel proposes to occupy the remaining available space with approximately 50 employees. Princetel is a manufacture/fabricator of electronic equipment and fiber optic supplies. It is proposed to occupy the facility in 2022.

2. Site Plan MC#21-800	Camelot and Amaranth at East Windsor Site Plan	<i>East Windsor Township North Main Street (CR 539) Block 11.01, Lot 3.01 & 5.01</i>
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Developer/ Applicant: *Kaplan at Tacony, L.P. ("Kaplan")*
Engineer: *Daphne Galvin, PE (Partner Engineering and Science, Inc.)*
Attorney: *Bret Kaplan, Esq.*

APPROVED WITH CONDITIONS. The approximately 28.4 acre site is located at the northeast corner of the N Main and Town Center Road intersection. It is bordered on the east and north by NJ Route 133 and on the south by residential land uses. The applicant is proposing to construct 295 apartment units at Camelot at East Windsor which will include one, two and three-bedroom units across twelve buildings. Applicant is also proposing an additional 111 age-restricted apartment units (one and two-bedroom) across three buildings at Amaranth at East Windsor.

Access to the both developments will be provided via one access driveway along N Main Street and two access driveways along Town Center Road east of Mill Run. A right-in and right-out driveway is proposed along N Main Street and there is also an emergency access connection on the eastern boundary to Cranbury Station Road. The site will include two retention ponds, underground recharge systems and detention basin to manage stormwater. The wetland areas in the northwest and southeast corners of the site will be filled.

3. Site Plan
MC#22-203

**Hopewell Apartments
Site Plan**

*Hopewell Township
19 West Broad Street
Block 25, Lot 76*

Developer/ Applicant: *Hopewell Special LLC*
Engineer: *Wayne Ingram, PE (Engineering & Land Planning Associates, Inc.)*

APPROVED WITH CONDITIONS. The subject property is an approximately 2.3 acre site located within Hopewell Boro with direct access to West Broad Street. The property consists of an existing farmhouse, two garages and two barn structures. The applicant is now proposing to convert the existing structures for new uses and is proposing the construction of one new structure to 8 apartment units.

Additional site improvements will include an access drive, walkways, parking areas, a retaining wall, and other related improvements. Access to the site is proposed via an existing driveway opening along West Broad Street. The proposed site improvements result in a net increase of impervious coverage of 9,692 SF (0.22acres) over current conditions. This project does not meet the definition of a Major Project as it does not propose over a quarter-acre of new impervious or disturb more than an acre of land. To supplement the proposed site improvements the applicant is proposing multiple small scale bioretention basins.

4. Site Plan
MC#22-600

**Spolem Provisions, LLC
Site Plan**

*Hamilton Township
482 Whitehead Road
Block 1581, Lot 23*

Developer/ Applicant: *Spolem Provisions, Inc.*
Engineer: *James Bash, PE (Van Cleef Engineering)*
Attorney: *Joseph Mooney, Esq.*

APPROVED WITH CONDITIONS The subject property is an approximately 2-acre site located off Whitehead Road in Hamilton Township. Under the existing conditions the site is developed as a meat production facility with a small retail component that is open to the public. This application appeared before the County Planning Board in 2018 under application MC#18-605. That application received a final approval.

The applicant is now appearing before the Planning Board with a revision to the previously approved project. The applicant is now proposing to demolish a portion of the existing building, construct a building addition and construct two new storage buildings. All of the stormwater runoff from the proposed development will be tributary to the existing storm sewer systems that are in Sixth Avenue and Whitehead Road.

5. Site Plan
MC#22-601

**East State Parking Lot
Site Plan**

*Hamilton Township
2144 East State Street
Block 1588, Lots 3 & 4*

Developer/ Applicant: *2144 East State Road Industrial, LLC*
Engineer: *Edward Wilkes, PE (Ware Malcomb)*
Attorney: *Stephen P. Gouin, Esq.*

APPROVED WITH CONDITIONS The subject property is an approximately 8.4 acre lot located at 2144 East State Street in Hamilton Township. The site is predominantly open space grass area which is a result of remediation efforts to date. The subject property is a NJDEP "Known Contaminate Site" (Site #13794). This application appeared before the County Planning Board in June 2021 and received a conditional approval. Since that time the applicant has revised the proposed project and final approval was never obtained. The applicant is now proposing the construction of a 16,080 SF motor freight facility with surface parking for trucks and six(6) small-scale bioretention basins.

Along the site's frontage, East State Street (CR 535) is under the jurisdiction of Mercer County. The applicant has approximately 1,350 feet of frontage on East State Street. On-street parking is permitted in both the northbound and southbound directions within the current roadway cartway area and the County has recently resurfaced the roadway and incorporated both dedicated parking lanes and bike lanes.

6. Site Plan
MC#22-602

Switlik Parachute Company, Inc.
Site Plan

*Hamilton Township
Block 1730, Lots 1 & 2
City of Trenton
Block 1588, Lots 3 & 4
1325 East State Street*

Developer/ Applicant: *Switlik Parachute Company, Inc.*
Engineer: *Ingrid Kohler, LLA (ACT Engineers, Inc.)*
Attorney: *Fox Rothschild LLP*

APPROVED WITH CONDITIONS. The subject property consists of several lots for a combined total of approximately 4.8 acres. The property is currently the headquarters of the Switlik Parachute Company and Switlik Survival Products which manufactures several products within an existing 60,000 SF building. The applicant is now proposing to construct a new 20,604 SF building for light manufacturing. As part of the improvement, the applicant is also proposing a new stormwater management basin, other stormwater improvements, and some minor parking and circulation improvements.

7. Site Plan
MC#22-603

Hewitt Street Self Storage
Site Plan

*Hamilton Township
Henry Street/Hewitt Street
Block 2176, Lots 2 & 3*

Developer/ Applicant: *Hewitt Street Square, LLC*
Engineer: *John W. Kornick, PE, PP K2 Consulting Engineers, Inc.*
Attorney: *Dino Spadaccini, Esq.*

APPROVED WITH CONDITIONS. The subject property is an approximately 5 acre site located in Hamilton Township adjacent to the NJ Transit River Line tracks. The property is mostly vacant and formerly industrial in nature. The applicant is proposing to construct eight (8) storage buildings, including one (1) 1,000 SF to office, and one (1) 60' high billboard. Additional improvements include parking, access driveways, and a stormwater management system.

8. Minor Subdivision
MC#22-202

Pennington Adult Living Services
Minor Subdivision

*Hopewell Township
Wossamonsa & Yard Roads
Block 49, Lot 2*

Developer/ Applicant: *Sergio Neri*
Title Owner: *Harbat Farms, LLC*
Engineer: *Wayne Ingram, PE (Engineering & Land Planning Associates, Inc.)*

APPROVED. Applicant proposes to subdivide existing Lot 2 into two new parcels (Lot 2 & 2.03). Existing Lot 2 is approximately 52 acres. Approximately 6 acres will be taken out to create new Lot 2.03. The remaining 45.57 acres will remain with existing Lot 2 (some land taken for ROW dedication to Township).

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.