

# LAND DEVELOPMENT COMMITTEE

April 13, 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>
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1. Site Plan MC#22-303 Block 45.01, Lot 101	<b>University Health Services Site Plan</b>	<i>Princeton Washington Street</i>
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Developer/ Applicant: *The Trustees of Princeton*  
Engineer: *Christopher M. Lovett, PE (VHB)*  
Attorney: *Faegre Drinker Biddle & Reath LLP*

The subject property is located within the main Princeton University Campus. Specifically, the site is bounded by McCosh Health Center to the north, Guyot Lane to the east, Goheen Walk to the south and Wilcox Hall to the west. The applicant is proposing to construct a University Health Services building and a Pavilion building (the Project). The existing 1938 Hall and Rock Lab buildings will be demolished as part of this project. Additional proposed improvements include landscaping, lighting, walkways and utilities.

**APPROVED:** The project incorporates a stormwater management strategy which includes inlets, bioretention, green roof, manufactured treatment device and a subsurface detention basin. The area immediately surrounding the UHS building is highly constrained. However, the project has incorporated low impact, green infrastructure approaches to the greatest extent possible including impervious surface disconnection, two bioretention areas, an area of green roof and a manufactured treatment device. A manufactured treatment device is designed to treat proposed impervious areas prior to discharge to the system. The subsurface system temporarily stores runoff allowing low flow storms to recharge using an open bottom system and higher flow storms to pass through in a mitigated manner.

2. Minor Subdivision MC#22-400	<b>Heath Street Subdivision Minor Subdivision</b>	<i>Ewing Township 11 Heath Street Block 189, Lots 160-166</i>
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Developer/ Applicant: *Emsley Baptiste*  
Engineer: *William J. Robins, PLS (Robins Associates)*  
Attorney: *V. Ava Murray, Esq. (Murray Law Group)*

**APPROVED:** The subject property is an approximately 15,000 SF The property is currently improved with a 1 story frame dwelling, wooden shed and other improvements. Applicant is proposing to subdivide the property and construct a new 2-story home on lot 164, 165 and 166.

*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.*