

**LAND DEVELOPMENT COMMITTEE  
VIRTUAL ZOOM MEETING  
FEBRUARY 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 Muzaffar, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
<b>1. Site Plan MC#20-202</b>	<b>Proposed BuyRite &amp; CVS</b>	<b>Hopewell Township NJSH Route 31 &amp; CR 546 Block 69, Lots 10, 13, 14 &amp; 18</b>

**-Carried from January Planning Board Meeting-**

Developer/ Applicant: *222 Rt. 31, LLC*  
Engineer: *Robert P. Freud, Dynamic Engineering Consultants*  
Attorney: *Eric Goldberg*

**APPROVED WITH CONDITIONS:** The subject property consists of 4 lots totaling approximately 5 acres and is located just off the Pennington Circle with frontage along both Route 31 and County Route 546. The property is presently developed with a Super Buy Rite Liquor Store, an office-building, and a residential home across the 4 separate lots. Additional improvements include septic systems for each use, a stormwater basin, parking lots and lighting. The Super Buy Rite Liquor Store, residential home, office building and all improvements on the site will be demolished as part of this project.

The applicant is proposing the construction of a 29,605 SF Buy Rite Liquor Store and CVS Pharmacy to replace the current improvements. Additional site improvements include accompanying driveways, parking areas, landscaping, lighting, stormwater management facilities, new septic system, ADA ramps, crosswalk and other related improvements. A combination of above ground infiltration and underground detention stormwater facilities are proposed in addition to porous pavement for portions of the parking lot adjacent to the retail building.

Existing driveways along both Route 31 and Washington Crossing-Pennington Road (CR 546) will be eliminated and a new right turn in/right turn out driveway will be constructed along Route 31 at the northern end of the property. A full movement driveway is being proposed along Washington Crossing-Pennington Road at the southwestern end of the property.

<b>2. Minor Subdivision MC#22-101</b>	<b>801-803 East State Street Lot Consolidation</b>	<b>City of Trenton 801-803 East State Street Block 26401, Lots 000011-00012</b>
---	--	---

Developer/ Applicant: *JAG Resources*  
Owner: *Eliezer Weiser*  
Surveyor: *Bruce Benish*  
Attorney: *N/A*

**APPROVED:** The subject property consists of two lots which the applicant is proposing to consolidate to a single lot.

**3. Minor Subdivision**  
**MC#22-102**

**South Clinton Lot Consolidation**

**City of Trenton**  
*1552 S Clinton Ave*  
*Block 20208, Lots 00001 & 00002*

Developer/ Applicant: *JAG Resources*  
Title Owner: *Jose Torres, MBR*  
Attorney: *Antonio Martinez*

**APPROVED:** The subject property consists of two lots which the applicant is proposing to consolidate to a single lot.

**4. Site Plan**  
**MC#22-100**

**Clinton Lofts**

**City of Trenton**  
*20 Hamilton Ave*  
*Block 13703, Lots 18, 18.01, 19, 20, 21, 22*

Developer/ Applicant: *DRM Trenton LP*  
Engineer: *Kyle D. Rutherford*  
Attorney: *Dwaine Williamson*

**APPROVED:** The subject property is an approximately 0.53 acre site at the intersection of Hamilton Ave and Clinton Ave. The property is currently vacant and owned by the City of Trenton. Historical records indicate the site contained numerous structures from the 1800's to early 2000's when the buildings were removed. Historic site usages consisted of residential houses, stores, offices, laundry facility, butcher shop, and auto sales. The project site was subject to a prior land development application that was granted approval by the City in 2011 for the construction of a residential development consisting of 4 live/work units, 18 residential units and a community room.

The applicant is now proposing to construct a 28-unit, three-story apartment complex with ancillary community room space, 33 vehicle parking spaces and bicycle parking inside the community building. The unit mix is proposed at (13)1-bed units, (2) 2-bed units, and (13) 3-bed units.

**5. Minor Subdivision**  
**MC#22-500**

**Irwin Place Subdivision**

**Lawrence Township**  
*Irwin Place*  
*Block 1802, Lots 14 & 15*

Developer/ Applicant: *JP Property Development, LLC*  
Engineer: *William M. Doran & Sons*  
Attorney: *Ryan Kennedy, Stevens & Lee*

**APPROVED:** The subject property is an approximately 0.56 acre site in Lawrence Township with a (1) story frame and block building, concrete walkways, monitoring wells and stone driveway. Applicant is proposing to subdivide the existing lot into three new lots, of approximately +/- 8,200 SF. Applicant will then construct (3) new two-story single family homes.

**6. Site Plan**  
**MC#21-710**

**Ellsworth Realty Associates, LLC**

**West Windsor Township**  
*Cranbury Road and CR 571*  
*Block 5, Lots 20, 20.01, 20.02, 20.03, 20.04,*  
*62, 66 & 76*

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

**APPROVED WITH CONDITIONS:** The subject property is the site of the existing Ellsworth Shopping Center located at the northeast quadrant of the intersection of Cranbury Road and Princeton-Hightstown Road. The property is currently developed with 22,258 SF of occupied retail space and 2 residential apartment units. This project was originally heard back in 2014 by the County Planning Board in which Site Plan approval was granted for redevelopment of existing Ellsworth Center property and two adjoining residential lots to the east (Lots 62 and 76). That plan included 7 proposed buildings and associated

parking. The residential lots were approved to be the location of a surface stormwater basin and a parking field.

In 2019, Site Plan approval was granted by West Windsor Township for a modification of the approved Ellsworth Center redevelopment to construct additional buildings with a subsurface stormwater basin and a parking field. The revision was never submitted or heard before the County Planning Board. The 2019 plans were postponed due to financing, COVID and site construction complications.

As part of the 21-710 application, the applicant is now coming before the County Planning Board for major site plan modifications. The new plans are a combination of new buildings and site improvements, a surface basin on an additional residential property (Lot 66) and eliminate the proposed subsurface basin on Lots 62 and 67. Lot 66 is a 1 acre residential lot with an existing single family residence. The proposed pond is located in front of the residence, which will remain. This property is separated from the Ellsworth Center by a stone driveway which is the access to Township Open Space. New improvements will result in a retail area of 53,000 S.F. and 30 apartments (including affordable units).

**7. Site Plan**  
**MC#21-628**

**1472 Kuser Apartments**

**Hamilton Township**  
**1472 Kuser Road (CR 619)**  
**Block 2163, Lot 18**

Developer/ Applicant: *Vessel RE Holdings*  
Title Owner: *Harveer Singh, Upinder K. Singh & Kujit Singh*  
Engineer: *Jose I. Lazo*  
Attorney: *Robert R. Desmarais Jr.*

**APPROVED WITH CONDITIONS:** The subject property is an approximately 1.6 acre site along Kuser Road that is mostly wooded and undeveloped. Developer proposes to clear a majority of the lot for the construction of an approximately 8,960 square-foot, 5-story residential facility with 60 residential units. Additional improvements include parking areas, drive aisles, landscaping, lighting and storm water management.

Access to the property is proposed to be provided via one (1) full-movement driveway along Kuser Road, approximately 1,200 feet west of the signalized intersection with Whitehorse-Mercerville Road (CR 533). The jurisdiction of Kuser Road belongs to Mercer County west of Whitehorse-Mercerville Road (CR 533) and to Hamilton Township east of that intersection. Site traffic is proposed to enter the site via a two-way, 22-foot-wide drive aisle, then separate into a one-way, 14-foot-wide drive aisle that circles the apartment building. The project design includes the use of a Small-Scale Infiltration Basin to manage on-site stormwater.

**8. Site Plan**  
**MC#22-800**

**Peddie School Parking & Solar**

**Hightstown Borough/ East Windsor Twp.**  
**Etra Road (CR 571)**  
**Block 53, Lot 1.02 (Hightstown)**  
**Block 28, Lot 3.01 (East Windsor)**

Developer/ Applicant: *Peddie School*  
Engineer: *Loralie E. Totten, Crest Engineering*  
Attorney:

**APPROVED WITH CONDITION:** The subject property is the location of the Peddie School in the Borough of Hightstown/ East Windsor Township. The subarea of the school property in question is approximately 2.4 acres. Peddie School is proposing to relocate and enhance the Athletic Center Parking Lot to provide a safer and better pick-up/drop-off configuration. The new configuration will consist of an area dedicated to this purpose and will include a by-pass lane and longer queuing so that ques do not wrap through the parking aisles. As part of the improvements, the Peddie School will also incorporate a solar panel canopy array within the parking lot.

**9. Site Plan  
MC#22-801**

**Etra Road Warehouse**

**East Windsor Township  
261 Etra Road (CR 571)  
Block 22.02, Lot 10**

Developer/ Applicant: *Vessel RE Holdings*  
Engineer: *Thomas J. Muller, Dynamic Engineering*  
Attorney: *Kenneth L Pape, Heilbrunn Pape*

**WITHDRAWN PRIOR TO MEETING:** The subject property is an approximately 9.72 acre site with frontage on both Etra Road and the New Jersey Turnpike. The site is currently mostly wooded and undeveloped with Rocky Brook running along the north and eastern portion of the property. Applicant is proposing to construct a warehouse building with a footprint of 95,135 SF and a gross floor area of 102, 730 SF. Site will include 70 parking stalls, 3 loading stalls and 1 drive-in ramp into the building. Additional site improvements include grading, lighting, landscaping and stormwater management facilities. Applicant is proposing to increase impervious coverage by 166,052 SF.

Applicant is proposing one full access driveway onto the County Road. Applicant is proposing (1) above ground bioretention basin as well as (4) underground R-Tank stormwater infiltration basins to manage stormwater.

**10. Site Plan  
MC#22-300**

**Tenacre Foundation Cottages  
& Community Center**

**Municipality of Princeton  
884 Great Road  
Block 3501, Lot 9**

Applicant/ Developer: *Tenacre Foundation*  
Engineer: *Thomas Fik, Carroll Engineering*  
Attorney: *Ryan Kennedy, Stevens & Lee*

**APPROVED:** Tenacre Foundation is seeking to construct (3) three residential buildings and a multipurpose building with associated site improvements on the subject property. The existing building will remain and function as office space. The existing solar array in the southwest corner of the property and the bio-retention basin along the frontage of the property will remain undisturbed.

*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.*