

**LAND DEVELOPMENT COMMITTEE  
VIRTUAL ZOOM MEETING  
JANUARY 12, 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. Major Subdivision</b> <b>MC#22-201</b>	<b>Kerr Ridge Farm, LLC</b>	<b>Hopewell Township</b> <b>Bear Tavern Road</b> <b>Block 95, Lot 3 &amp; Block 98, Lot 15</b>

Developer/ Applicant: Kerr Family  
 Surveyor: *Kevin P. Harris*  
 Attorney: *Robert F. Casey; Lenox, Socey, Formidoni, Giordano, Lang, Carrigg & Casey, LLC*

**APPROVED:** Preservation of a 400-acre family farm on both sides of Bear Tavern Road. The farm is being subdivided into four (4) smaller farms, each of which will have a housing envelope for either an existing or future house. Two lots are being created that can be sold separately, including the existing parents’ home. The County is obtaining the right to allow public access and construct a trail on a 28-acre portion of the southeasterly farm along the Jacobs Creek, along with the right to construct a few parking spots for trail access.

<b>2. Site Plan</b> <b>MC#20-202</b>	<b>Proposed BuyRite &amp; CVS</b>	<b>Hopewell Township</b> <b>NJSH Route 31 &amp; CR 546</b> <b>Block 69, Lots 10, 13, 14 &amp; 18</b>
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Developer/ Applicant: *222 Rt. 31, LLC*  
 Engineer: *Robert P. Freud, Dynamic Engineering Consultants*  
 Attorney: *Eric Goldberg*

**CARRIED TO FEBRUARY MEETING:** 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.

**2. Site Plan  
MC#21-630**

**PSE&G Hamilton Gas  
Reinforcement Project**

**Hamilton Township  
1194 Whitehorse-Mercerville Road  
Block 2163, Lots 50.01**

Applicant: *PSEG – Contract Purchaser*  
Title Owner: *1200 Whitehorse Ave, LLC c/o Robert Workman*  
Engineer: *Erin Abline/ Andrew Holt, Suburban Consulting Engineers*  
Attorney: *Thomas Letizia, Troutman Pepper*

**APPROVED WITH CONDITIONS:** The subject property is an approximately 1.08 acre undeveloped site, just north of the intersection of Whitehorse Ave and Kuser Road. The project proposes the construction of a new gas regulator station to be housed in a new, above ground building. Additionally, a separate structure is proposed to house the electrical and communications equipment required for the regulator station building.

The total increase in impervious surface is 10,261square feet and the total area of disturbance is 30,037square feet. Most of the project area consists of permeable gravel and plans to utilize a portion of the existing asphalt driveway. All stormwater is to be captured in perforated HDPE pipes and discharged to the existing stormwater system located at Whitehorse Mercerville Road.

**4. Site Plan  
MC#21-208**

**Hopewell Inn**

**Hopewell Borough  
15 East Broad Street  
Block 28, Lot 5**

Developer/ Applicant: *HVIB Holdings, LLC c/o Genesis Investment Properties, LLC*  
Title Owner: *Susan C. Molnar Real Estate, LLC*  
Engineer: *Douglas A. White, T&M Associates*  
Attorney: *Gary S. Forshner*

**APPROVED:** The subject property is an approximately 0.258-acre site commonly known as the Hopewell Inn. The project site is located at the southwest corner of the intersection of East Broad Street & Seminary Avenue in Hopewell Borough. The site has been in its current configuration since prior to January 11, 1980. The scope of the proposed project includes the demolition of the existing building and parking lot and the construction of a new building and parking lot in the locations of the former while utilizing the same utility connection locations and driveway entrance on Seminary Avenue. The project site does not have vehicular access to the County roadway in neither the existing nor proposed condition. The proposed site layout yields an impervious coverage of 0.227 acres which is a decrease from the existing condition.

**5. Site Plan  
MC#21-209**

**BeiGene US Manufacturing  
Site Plan**

**Hopewell Township  
311 Pennington Rocky-Hill Road  
Block 46, Lot 8.011 & 8.012**

Developer/ Applicant: *Beigene Hopewell Urban Renewal, LLC*  
Title Owner: *BeiGene Hopewell Urban Renewal, LLC & Hopewell Campus Owner LLC*  
Engineer: *Brian R. Perry, Van-Note Harvey Associates, Inc.*  
Attorney: *Michael Butler, ECKERT SEAMANS CHERIN & MELLOTT, LLC*

**APPROVED:** The subject property is an approximately 42-acre site that was recently subdivided out of the larger Princeton West Innovation Campus in 2021. The site is currently developed with a parking lot, a main building with a small parking area, loading docks, and utility buildings, known as “Building 27,” and open grass fields. BeiGene Hopewell Urban Renewal, LLC (the Applicant/Owner) is proposing a new bio-pharmaceutical office and manufacturing complex which will be occupied by a total workforce of 150 employees.

The Project consists of an overall building complex including office/administration, pharmaceutical warehousing and manufacturing modules, a central building corridor, or a “spine,” and the repurposing of the existing Building 27 as the new Site’s central utility building (CUB) serving only the aforementioned building complex. Other improvements include an additional parking lot at the administration building for visitors, a loading dock at the warehouse, and walkways and trails throughout the site. An existing parking lot on the west side of the site will be utilized by employees where a covered walkway will connect this parking lot to the main building complex.

The Site is located on a 42-acre lot. Of this area, the total disturbance anticipated is approximately 20.8 acres. The total increase in impervious surfaces is approximately 6.80 acres. The increase in regulated vehicular surfaces is approximately 2.82 acres. The Site is located adjacent to a retention pond which is central to the PWIC and originally designed, constructed, and managed as the overall stormwater management system for the former BMS Hopewell campus. However, as the retention pond was designed under superseded stormwater management standards and is under separate ownership than the Project site, the Project will be designed consistent with the current stormwater rules (N.J.A.C. 7:8) to manage its own stormwater runoff prior to leaving the Project Site, independent of the retention pond. Specifically, six (6) rain gardens, porous paving, and other small features will be implemented to meet the requirements for stormwater quantity control, quality control, and utilization of green infrastructure for the disturbed portions of the Project Site.

The Princeton West Innovation Campus currently includes three access driveways, two along Pennington Rocky Hill Road and one along Titus Mill Road. The southern Pennington Rocky Hill Road access driveway, located directly opposite Elm Ridge Road, consists of one entering lane and one exiting lane. This access driveway will be utilized by employees and delivery vehicles, and will be the main access driveway for the Proposed Project Site Plan. The intersection of Pennington Rocky Hill Road and the southern Pennington Rocky Hill Road access driveway/Elm Ridge Road is controlled by a traffic signal.

The northern Pennington Rocky Hill Road access driveway consists of one entering lane and one exiting lane, which includes a channelized right-turn lane along with an acceleration lane as it meets and merges with Pennington Rocky Hill Road. This access driveway will be utilized by visitors and employees. The northern Pennington Rocky Hill Road access driveway is under Stop-control while the channelized right-turn is under Yield-control. The Titus Mill Road access driveway consists of two entering lanes and one exiting lane. This access driveway will be utilized by employees only. The Titus Mill Road driveway is under Stop-control.

**6. Subdivision  
MC#21-314**

**Princeton Edens  
(Avalon & Walgreens)**

**Municipality of Princeton  
301 N Harrison Street  
Block 7401, Lot 1.011  
& Proposed Lot 1.013**

**7. Site Plan  
MC#21-314**

**Princeton Edens  
(Avalon & Walgreens)**

**Municipality of Princeton  
301 N Harrison Street  
Block 7401, Lot 1.011  
& Proposed Lot 1.013**

Developer/ Applicant: *Princeton SC Residential Urban Renewal, LLC & Princeton (Edens), LLC*

Title Owner: *Princeton (Edens), LLC*

Engineer: *Tung-To Lam, Bohler Engineering*

Attorney: *Richard Hoff, Fornaro Francioso LLC*

**APPROVED WITH CONDITION:** The subject property is an approximately 26.73-acre site commonly known as the Princeton Shopping Center. Under the development proposal, 16,447 square feet of the Princeton Shopping Center will be removed, which includes the existing Walgreens pharmacy. A 4-story, 200-unit apartment community will be constructed, which will include an attached 5-story parking garage with space for 300 vehicles as well as an interior pool and courtyard. As part of the subdivision portion of this application, the applicant is proposing to subdivide out land that will be occupied by the apartment community, parking garage and adjacent areas (*Proposed Lot 1.013*).

At the southwest corner of the site, a 10,189 square foot Walgreens with drive-through is proposed to replace the Walgreens that will be removed as part of the apartment community construction. Access will be maintained via the four existing curb cuts along North Harrison Street.

Currently, the runoff generated on site outfalls via existing piped flow to a headwall which outfalls to Harry's Brook which is located within Grover Park to the East of the site and ultimately flows east to Carnegie Lake and Millstone River. The construction of the proposed improvements will require approximately 7.003 acres of land disturbance of which 5.505 acres will be impervious resulting in a decrease in impervious of 0.029 acres on the site.

*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.*