

**LAND DEVELOPMENT COMMITTEE**  
**May 11, 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#22-704	<b>Verizon Emergency Generator Site Plan</b>	<i>West Windsor Township 138 Washington Road Block 72, Lot 6</i>

Developer/ Applicant: *Verizon New Jersey, Inc.*  
Engineer: *The Reynolds Group*  
Attorney: *Nicholas F. Talvacchia, Esq. (Cooper Levenson)*

**APPROVED WITH CONDITIONS:** The subject property is an approximately 1.85 acre parcel located along Washington Road in West Windsor Township. The site currently contains a Verizon central office and telephone switching station which is unmanned. The applicant is at this time seeking to construct an emergency generator on a concrete pad to insure the functioning of the on-site telecommunication equipment during emergencies. Diesel generator will be housed in a 49 ft x 12 ft metal enclosure in the rear of the site. No changes are proposed along the applicant's frontage along Washington Road. To minimize stormwater impact to the adjoining properties, the proposed site improvements will include the installation of a drywell system.

2. Minor Subdivision MC#22-604	<b>Food Store with Fuel Sales Minor Subdivision</b>	<i>Hamilton Township 700 &amp; 720 Sloan Avenue Block 1518, Lots 5, 6, 6.01 &amp; 7</i>
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Developer/ Applicant: *United Development Company, LLC*  
Engineer: *Tung-To Lam (Bohler Engineering)*  
Attorney: *Michael Vitello, Esq. (Giordano Halleran & Ciesla )*

**APPROVED WITH CONDITIONS:** The subject property is an approximately 5-acre site located along Sloan Ave in Hamilton Township. The subject property appeared before the Mercer County Planning Board on Sept 14, 2016 seeking approval to construct a retail building and QuickChek. The applicant also appeared before the Board seeking to amend their previous application by converting the retail building into a self-storage facility. The application amendment was not approved at the October 2020 Planning Board meeting and has since been withdrawn by the applicant. At this time, the QuickChek portion of the development has been constructed as per the 2016 approval. The applicant is now seeking to subdivide the QuickChek site from the proposed retail portion of the development.

*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.*