

LAND DEVELOPMENT COMMITTEE

June 8, 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. Minor Subdivision MC#22-506	243 Carter Road Subdivision Minor Subdivision	<i>Lawrence Township 243 Carter Road Block 7201, Lots 4, 5 & 6</i>

Developer/ Applicant: *Joseph Conwell, Barnwelle Holdings, LP*
Engineer: *Wayne J. Ingram, Engineering & Land Planning Associates, Inc.*
Attorney: *Lenox Law Firm*

APPROVED WITH CONDITIONS The subject property is an approximately 11.26 acre lot located at 243 Carter Road in Lawrence Township. The site is mostly unimproved except for a shed, foundation remains and some other improvements. The applicant is at this time proposing to subdivide the lot into two new parcels and construct 2 new homes, one on each lot. Additional improvements include landscaping, lighting, septic fields and driveways that will connect into the Poe Road private right-of-way.

2. Minor Subdivision MC#22-205	Francis Topley Subdivision Minor Subdivision	<i>Hopewell Township Butterfoss Avenue Block 129, Lots 111.01 & 124 Block 128, Lot 2 Block 133, Lot 45</i>
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Developer/ Applicant: *Edward J. Francis, Jr.*
Engineer: *Thomas A. Harris, PLS, Harris Surveying, Inc.*

APPROVED The subject properties are approximately 12.3 acres in total size. The existing 4 lots are currently improved with two single family homes on separate lots. The applicant is seeking approval for a minor subdivision to subdivide out Proposed Lot 124 from Lot 45. The applicant is then requesting approval to consolidate new Lot 124 with existing Lot 111.01 as well as consolidate remaining Lot 45 with Lot 2. No construction is proposed as part of this application.

3. Major Subdivision MC#22-900	Sharon Road Subdivision Major Subdivision	<i>Robbinsville Township 386 Sharon Road Block 44, Lot 10</i>
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Developer/ Applicant: *RBD Realty, LLC*
Engineer: *Edwin Caballero, Colliers Engineering*
Attorney: *Margaret Carmeli*

APPROVED WITH CONDITIONS The subject property is an approximately 18.46-acre lot located at the intersection of Sharon Road and Old York Road (CR 539). The property is currently unimproved and consists of cultivated farm fields. The applicant is proposing to subdivide the property and construct (8) eight 3,200 SF single family detached homes along with typical appurtenant site improvements. The project proposes a maximum impervious coverage increase of 3.155 acres. The main access road to the new development will access Sharon Road.

4. Site Plan
MC#22-505

**1652 Princeton Avenue
Site Plan**

*Lawrence Township
1652 Princeton Avenue
Block 103, Lots 66, 67 & 68*

Developer/ Applicant: *Mitch Brown, Circle Management*
Engineer: *James Bash, Van Cleef Engineering Associates*
Attorney: *Michael Magee, Esq.*

APPROVED WITH CONDITIONS The subject property is an approximately 0.162 acre site located at 1652 Princeton Avenue in Lawrence Township. The site is currently vacant and unimproved with only a small portion covered in gravel. The proposed site improvements will consist of the construction of a two (2) story building which will contain a commercial use on the first floor and two apartments on the second floor. The proposed development's impervious coverage will be 0.126 acre or 74%.

The project consists of less than one (1) acre of disturbance and will not increase the impervious coverage on-site by ¼ acre or more, therefore the proposed project does not meet the definition of a 'major development' and is not subject to the NJDEP Stormwater Management Rules (NJAC 7:8). The applicant is proposing to locate their access driveway along Pine Street and will not locate any access along Princeton Ave.

5. Site Plan
MC#22-707

**West Windsor Self Storage
Site Plan**

*West Windsor Township
201 Clarksville Road
Block 10, Lot 15.03*

Developer/ Applicant: *Princeton Junction Storage, LLC*
Engineer: *Ralph A. Petrella, PE, Van Note-Harvey Associates, Inc.*
Attorney: *The Spadaccini Law Firm, LLC*

APPROVED WITH CONDITIONS The subject property is an approximately 10.65-acre lot located along Clarksville Road in West Windsor Township. The site is currently partially developed with improvements.

In 2013, a two-story office building was proposed and approved at this site. Portions of the access drive, parking lot and drainage system were installed at that time though the office building was never constructed. The applicant is now proposing one (1) single-story self-storage building and two (3) three story buildings with a connection at the third story. The self storage facility will consist of a total of 95,625 SF and consist of 645 storage units.

The project will result in a net increase of 1.83 acres of impervious coverage and will disturb approximately 2.13 acres of impervious coverage on the Project site. Currently there is an existing extended detention basin that is located to the south of the proposed site improvements, adjacent to Clarksville Road. The basin serves both a portion of the project site and a portion of an adjacent property to the west.

6. Minor Subdivision
MC#22-605 & 22-606

**Highglen Clover Square
Site Plan & Minor Subdivision**

*Hamilton Township
3100 Mercerville-Quakerbridge Road & 101
Sloan Avenue
Block 1603, Lots 19.01
Block 1603, Lots 19.01*

7. Site Plan
MC#22-605 & 22-606

**Highglen Clover Square
Site Plan & Minor Subdivision**

*Hamilton Township
3100 Mercerville-Quakerbridge Road & 101
Sloan Avenue
Block 1603, Lots 19.01
Block 1603, Lots 19.01*

Developer/ Applicant: *Highglen Clover Square, LLC*
Engineer: *Ryan Whitmore, PE, LANDCORE Engineering Consultants, PC*
Attorney: *Keith Davis*

APPROVED WITH CONDITIONS The subject property is an approximately 20 acre lot located at the southeastern corner of Quakerbridge Road and Sloan Ave in Hamilton Township. The subject property currently contains a full shopping center known as the “The Clover Square Shopping Center”. The “Clover Square Shopping Center” is also known as Lot 19.01, Block 1603, and includes a large-scale retail strip with anchors, two (2) outparcels along Sloan Avenue and one (1) outparcel along Mercerville-Quakerbridge Road. The westerly most outparcel along Sloan Avenue is currently vacant and is proposed to be developed.

The two outparcels along Sloan Avenue were recently approved and partially constructed. At this time, the easterly outparcel was constructed as a Starbucks facility, while the westerly outparcel only the perimeter parking and drive aisles were constructed. These outparcel have no direct vehicular access from Sloan Avenue, but two access points from the shopping center. Other existing improvements on both outparcels include storm sewer management and conveyance and underground utilities.

The previously approved site plan (MC#20-602) proposed a new Starbucks with drive through and a separate First Watch restaurant pad. The Starbucks has been constructed, is now open and shown as existing on the new site plan we just filed that proposes to replace the First Watch Restaurant pad with a new Checkers fast food restaurant with drive through and the associated site improvements.

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.