

MERCER COUNTY PLANNING BOARD

July 13, 2022

VIRTUAL MEETING: ZOOM at 9:00 A.M.

[\[Link can be found on County Planning Site\]](#)

AGENDA

1. Statement of Adequate Notice

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times on June 21, 2022, was posted in the County Administration Building on June 29, 2022 and was published in the Trenton Times on June 24, 2022.

2. Attendance Roll Call

Michael Shine	_____	William S. Agress	_____
Kristin L. McLaughlin	_____	Samuel Rubino	_____
Taiwanda Wilson	_____	Dallas Barr	_____
Basit Muzaffar	_____	Leslie R. Floyd	_____

3. Approval of Minutes of June 08, 2022

4. Public Comment

5. Old Business

Status of appeal by OTR East Windsor Investors, LLC (the “Developer”) with Mercer County Planning Board’s Site Plan decision requiring, Inter alla, the Developer to provide a cross access easement for vehicular traffic from its proposed residential development to a neighboring/adjacent residential development.

6. New Business

Two new proposed amendments to the Mercer County Water Quality Management Plan

1. Brick Farm Properties, LLC

This amendment proposal, titled “Brick Farm Properties, LLC” submitted by landowner Jon McConaughy, would expand the Stony Brook Sewerage Authority’s Hopewell sewage treatment facility sewer service area (SSA) by 0.3 acres to serve an existing 135-seat restaurant with 1500 square feet of office space and a brewery with 3 employees, located on a portion of Block 14, Lot 15.01 in Hopewell Township, Mercer County. The project will generate a projected wastewater flow of 4,575 gpd based on flow calculated in accordance with N.J.A.C. 7:14A-23.3. Mercer County Planning and the NJ Department of Environmental Protection have reviewed this application, have found it to be consistent

with state regulations, and have decided to proceed further with the amendment application.

Statement of Adequate Notice:

In accordance with the Statewide Water Quality Management Planning rules (NJAC 7:15-3.5) and the Mercer County Wastewater Management Plan Amendment Procedures, public notice of this proposed amendment titled “Brick Farm Properties, LLC” was published in the New Jersey Register on June 6, 2022; the Times of Trenton on June 6, 2022; and the Town Topics newspaper on June 8, 2022.

2. Hilton Homes West Windsor

This amendment proposal, titled “Hilton Homes West Windsor” submitted by ESE Consultants, Inc. on behalf of Hilton Homes, would expand would expand the sewer service area (SSA) of the Stony Brook Regional Sewerage Authority (SBRSA) River Road Sewage Treatment Plant (STP), by 21.23 acres to serve a proposed residential development, “The Reserve at West Windsor,” on a portion of Block 37, Lot 7 in West Windsor Township, Mercer County. The proposed project consists of 88 age-restricted residential units with a clubhouse, recreation center, and pool. The project will generate a projected wastewater flow of 21,210 gallons per day (gpd) based on flow calculated in accordance with N.J.A.C. 7:14A-23.3. Mercer County Planning and the NJ Department of Environmental Protection have reviewed this application, have found it to be consistent with state regulations, and have decided to proceed further with the amendment application.

Statement of Adequate Notice

In accordance with the Statewide Water Quality Management Planning rules (NJAC 7:15-3.5) and the Mercer County Wastewater Management Plan Amendment Procedures, public notice of this proposed amendment titled “Hilton Homes West Windsor” was published in the New Jersey Register on June 6, 2022; the Times of Trenton on June 6, 2022; and the Trentonian newspaper on June 6, 2022

7. Correspondence

1. Letter to Director Floyd and County Engineer Muzaffar with copy to Mercer County Planning Board regarding request for “New Ordinance” at Mercer County Roads, CR 638 and CR 571 and request for truck prohibitions, turn prohibitions, speed bumps and enforcement of speed limits.

8. Adjournment

-Land Development Committee will follow-