

LAND DEVELOPMENT COMMITTEE

July 13, 2022

Present: X Michael E. Shine, Chairman, Mercer County Planning Board
 X Bill Agress, Vice Chairman, Mercer County Planning Board
 X Leslie R. Floyd, Planning Director, Mercer County Planning Department
 X 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#22-103	Dayton Street Lot Consolidation Minor Subdivision	<i>City of Trenton 3 Dayton Street Block 20005, Lots 2 - 6</i>

Developer/ Applicant: *Leoncio Vazquez*
Engineer: *Douglas Pelikan, PE*
Attorney: *Mark Shane, Esq.*

APPROVED Applicant is proposing to consolidate several lots along Dayton Street in Trenton.

2. Site Plan MC#22-402	Antheil Elementary School Improvements	<i>Ewing Township 339 Ewingville Road Block 215, Lot 129</i>
---------------------------	---	--

Developer/ Applicant: *Ewing Township Board of Education*
Engineer: *Chad Gaulrapp, PE, Pennoni Associates, Inc.*
Attorney:

APPROVED WITH CONDITIONS The subject property is an approximately 3 acre lot along Ewingville Road (CR 636) in Ewing Township. The site is the location of the Antheil Elementary School. The site is improved with a school building, parking improvements, stormwater facilities, and other related improvements. At this time, Antheil School is proposing to make significant changes to their circulation pattern and expand the existing parking lot to better accommodate on site traffic. The current circulation layout has a direct connection between the bus parking and vehicle parking lot. Under proposed conditions, there will be a separation of the bus parking area and staff parking area with separate driveways to the County Road.

The parking lot expansion consists of 105 new parking spaces inclusive of 16 new bus parking spaces. The proposed development will consist of three (3) driveways, one (1) ingress only driveway, one (1) egress only driveway, and one (1) full access driveway. The full access site driveway will provide access to both the existing and proposed parking lot. The improvements are expected to occur through two phases and all improvements are expected to be completed in 2023.

Within the study area, Ewingville Road (CR 636) consists of one travel lane in each direction and a dedicated left turn lane into the school driveway. The County recently resurfaced Ewingville Road and incorporated bicycle lanes on both sides of the road and preserved parking along the westbound lane. At this time the applicant is proposing changes that will require further restriping to accommodate a second dedicated left turn for the proposed full access driveway. This will require removal of parking which will necessitate a no parking ordinance amendment from Ewing Township.

3. Site Plan
MC#22-507

**Spruce Street Apartments
Site Plan**

*Lawrence Township
1052 Spruce Street
Block 701, Lot 39*

Developer/ Applicant: *1052 Spruce, LLC*
Engineer: *Russell M. Smith, PE, Hopewell Valley Engineering, PC*
Attorney: *Dino Spadaccini, Esq.*

APPROVED WITH CONDITIONS The subject property is an approximately 7-acre site located at 1052 Spruce Street in Lawrence Township. The site is currently improved with vacant 25,744 SF commercial building, parking areas and other improvements. Applicant proposes to create an apartment complex with five (5) residential apartment buildings, a 3,600 sf clubhouse, an infiltration basin and enough parking to serve the site. There will be a total of 129 apartments in the residence buildings. There will be (69) 1-bedroom units, (55) 2-bedroom units and (5) 3-bedroom units.

The site will be served by a boulevard-style driveway (as required in the RSIS) that connects to Spruce Street. The driveway to Spruce Street has also been designed with a cross access connection to the adjacent Boys and Girls Club site and a right and left in and right only out intersection at Spruce Street. This configuration was agreed to during the May 25th, 2022 Teams meeting with Mercer County, Lawrence Township, the Boys and Girls Club and Nexus Properties. Parking will be provided around the buildings in paved lots with perpendicular and parallel parking spaces. A total of 246 parking spaces are proposed.

The project will disturb approximately 6.42 acres of the site. The existing site contains 2.08 acres of impervious surface and proposed improvements will contain 4.30 acres of impervious surface. This is an increase of 2.22 acres. The stormwater plan for the project will incorporate the “green infrastructure” measures to provide water quality treatment and a large-scale infiltration will be used to provide quantity control.

4. Site Plan & Major Subdivision
MC#22-403 & 404

**Commerce Drive Flex Buildings
Site Plan & Major Subdivision**

*Ewing Township
Commerce Drive
Block 105, Lots 58 - 62*

Developer/ Applicant: *Scozzari Builders, Inc.*
Engineer: *Joseph Mester, PE, PLS, Trenton Engineering Co., Inc.*
Attorney: *David M. Roskos, Esq.*

APPROVED The subject property is an approximately 0.459 acre site located in Ewing Township. This site is part of a 17.35 acre development known as “Commerce Park” which was previously approved by Mercer County. The applicant is at this time proposing to construct three flex buildings, two of which will be approximately 2,400 SF and one which will be approximately 2,688 SF. Applicant is also proposing to subdivide out each building into a separate lot for a total of three new lots. An existing stormwater detention basin was constructed to handle the entire runoff for the “Commerce Park” development under the original application and has seen some minor revisions since that time. Access will be provided via Commerce Lane which connects to Ewingville Road and Eggerts Crossing Road.

5. Site Plan & Major Subdivision **Johnson Development Associates** *Robbinsville Township*
MC#22-901 & 902 **Warehouses** *Corporate Boulevard*
 Site Plan & Major Subdivision *Block 41.01, Lot 31*

Developer/ Applicant: *Johnson Development Associates, Inc.*
Engineer: *Kevin Webb, PE, Langan Engineering*
Attorney: *Robert W. Bucknam Jr., Esq., Archer & Greiner PC*

APPROVED WITH CONDITIONS The subject property is an approximately 90 acre site located in Robbinsville Township, commonly known as Mercer Corporate Park. Mercer Corporate Park had previously received preliminary approval for development of up to 508,700 SF of office space, 84,180 SF of warehouse space and a 160 room hotel located in six buildings and supported by 2,207 parking spaces. At this time, only Building 3, an approximate 61,500 SF office building supported by 307 parking spaces, has been developed. The applicant is at this time proposing to construct two warehouse/ distribution buildings totaling 500,980 sf supported by 412 parking spaces in lieu of the remaining previously approved office/ warehouse and hotel buildings.

Use variance and bulk variance approvals were granted by the Robbinsville Zoning Board of Adjustment and memorialized on April 27, 2021 to permit two warehouse/distribution/office buildings with associated truck loading, trailer parking, and car parking area.

A wet pond in the northwestern property corner (Basin 2), and an infiltration basin in the southwestern property corner (Basin 3) were constructed to serve Building 3 as well as future development. The project proposes a series of bio retention basins, grass swales, manufactured treatment devices, and modifications to the existing wet pond (Basin 2) and infiltration basin (Basin 3) to manage stormwater quality and quantity from the site.

Access to the site is currently provided via Corporate Boulevard which intersects with Robbinsville-Allentown Road as the minor leg of a “T” shaped stop sign controlled intersection. Based upon a review of the report “Moving Mindfully, Monmouth/ Mercer,” dated September 23, 2019, it is identified that there are several regional improvements recommended to improve traffic flow in the area and address large vehicle impacts. The project includes improvements to the intersection of Robbinsville-Allentown Road and Corporate Boulevard, including the striping of a southbound left turn lane on Robbinsville Allentown Road and redesign of the exit approach to direct all large vehicles to turn right and physically restrict left turn movements to smaller single unit and passenger car vehicles only.

Robbinsville Allentown Road will be widened to include a shoulder and shared pedestrian/ bike path along the project frontage in accordance with County Standards. Further, a Driveway access to the each warehouse will be provided off Corporate Boulevard via multiple full-movement intersections. All driveways are proposed to be stop-controlled. The applicant also proposes further mitigation consistent with the mobility study “Moving Mindfully”, with construction of a roundabout at Robbinsville Allentown Road and Circle Drive.

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.