

LAND DEVELOPMENT COMMITTEE

August 10, 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# 22-104	Turning Point Discovery Center Minor Subdivision	<i>City of Trenton 151 & 153 North Broad Street Block 401, Lots 11 & 12</i>

Developer/ Applicant: *NicoleAli Group, LLC*
 Engineer: *Joseph Mester, PE, Trenton Engineering Co., Inc.*
 Attorney: *Marsha M. Moore, Esq., Post Polak, PA*

APPROVED The subject property consists of two lots which combined are approximately 0.114 acre in size. Lots 11 and 12 are located near the intersection of Perry Street and North Broad Street in the City of Trenton. The site is currently improved with a existing 4 story building on Lot 12 while Lot 11 remains vacant. At this time the applicant is proposing to consolidate both lots into one lot. At a future date, applicant will construct a 1-story addition on the vacant lot and create a 3-story addition to the rear of the existing building. The facility will be oriented towards an educational/ museum function and will teach children about Trenton’s rich history. The approximately 10,000 square foot building – complete with indoor and outdoor community space – will host interactive displays, hands-on STEAM educational activities designed specifically for young children aged 0-14 years old.

2. Site Plan MC# 22-307	Terhune Multifamily Housing Site Plan	<i>Municipality of Princeton 351 Terhune Road Block 7401, Lots 1.012 & 1.02</i>
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Developer/ Applicant: *Terhune Development Urban Renewal, LLC*
 Engineer: *Mark Cifelli, PE, PS&S*
 Attorney: *Thomas M. Letizia Esq., Troutman Pepper*

APPROVED WITH CONDITIONS The subject property is an approximately 5.9 acre site located at the intersection of Harrison Street and Terhune Road. The property is currently vacant and undeveloped with only a gravel access road running through it.

Applicant is proposing to construct a 125-unit multifamily housing development on the site. The project consists of the proposed construction of a 4-story building with on and off-street parking, a public linear park, dog park, walking and bike paths, a new road connecting Terhune Road to the Princeton Shopping Center loop road, and resident outdoor amenity spaces. Stormwater management in accordance with the NJDEP rules is being provided, with two discharge points to existing drainage conveyance piping that leads to Harrys Brook Branch 2 to the north and Tributary 2-2 to the south.

3. Minor Subdivision
MC# 22-308

Great Road Subdivision
“Minor Subdivision”

Municipality of Princeton
1075 & 1087 Great Road
Block 2001, Lots 18 & 19

Developer/ Applicant: *Judson & Cynthia Oaks Linville*
Engineer: *Eric Rupnarain, PE, Goldenbaum Baill Engineering, Inc.*
Attorney: *Jonathan E. Mayer, Esq., Stevens & Lee*

APPROVED WITH CONDITIONS The subject property is 5.2 acre lot located along Great Road in the Municipality of Princeton. The lots are currently improved with two residential homes on two separate lots.

At this time the applicants are proposing to modify the existing lot line between lots 18 & 19. No new lots are being created under this “subdivision”. Nor is any change to the use of the properties proposed; both will continue to be used for residential purposes. Applicant are proposing an eighty (80) foot adjustment to the northern lot line and a twenty (20) foot adjustment to the eastern lot line.

Mr. and Mrs. Linville currently reside at 1075 The Great Road and are in the process of selling 1087 The Great Road. This adjustment will facilitate the sale by eliminating the need for a parking easement on 1075 Great Road which runs to 1087 The Great Road’s benefit, and also allows Mr. and Mrs. Linville to continue to own the garden that is presently on 1087 Great Road after the sale. No new construction or impervious coverage is being proposed.

4. Major Subdivision
MC# 22-207

Princeton West Innovation Campus
Major Subdivision

Township of Hopewell
311 Pennington-Rocky Hill Road
Block 46, Lot 8.011

Developer/ Applicant: *Hopewell Campus Owner, LLC*
Engineer: *Kenneth R. Raike, PLS*
Attorney: *Anthony R. Todaro, Esq.*

APPROVED WITH CONDITIONS The subject property is the former location of Bristol-Myers Squibb (BMS) which vacated the approximately 432 acre site in June of 2020. The County Planning Board recently approved a major subdivision and site plan at this location in 2021 for the BeiGene US Manufacturing applications (MC#21-207 & 21-209). BeiGene subdivided out approximately 42 acres out of the 432 site at that time.

This subject application has been prepared, in part, to satisfy a requirement of the Redevelopment Plan adopted for Redevelopment Area A that requires the limits of the Redevelopment Area A to be subdivided from the balance of the original tract purchased by Lincoln Equities Group. The subject application proposes to subdivide Lot 8.011 into four new lots (Lots 8.0111, 8.0112, 8.0113 & 8.0114). Proposed Lot 8.0111 contains the balance of Redevelopment Area A, excluding Lot 8.012 (the BeiGene Lot) and consists of the remaining areas within the internal ring road, the ring road itself and three access drives to the public roads, totaling 126 acres.

The subject application proposes no new construction.

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.