

LAND DEVELOPMENT COMMITTEE

September 14, 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
 Jason Mildenberg, Assistant County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Minor Subdivision MC# 22-105	S Warren Lot Consolidation	<i>City of Trenton 12 & 14 S Warren Street Block 00102, Lot 8 & 9</i>

Owner: Leo Espinoza
Applicant: Leoncio Vazquez, JAG Resources
Surveyor: *Bruce Benish, PLS*

APPROVED The subject application proposes to combine two separate lots located along S Warren Street in the City of Trenton. Together, the two lots comprise an approximately 0.072 acre parcel. 14 S Warren Street is an approved Bar and Restaurant previously known as Checkers Food & Spirits and held residential units above. Applicant plans to expand the existing Bar Restaurant into the adjacent building and offer bulk sales as well.

2. Minor Subdivision MC# 22-208	Pennington School Phase I Improvements Site Plan	<i>Borough of Pennington Delaware Avenue Block 502, Lot 4</i>
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Developer/ Applicant: *The Pennington School*
Engineer: *James Bash, PE, Van Cleef Engineering Associates*
Attorney: *Eric Goldberg, Esq.*

APPROVED WITH CONDITIONS The subject property is the current site of the existing Pennington School in the Borough of Pennington. The school sits on an approximately 32.87 acre site that is improved with several school house buildings, parking lots, recreational fields, and other improvements.

The applicant is at this time proposing to renovate the existing gymnasium, and two existing Halls (Old Main and Stainton Lecture Hall). Applicant is also proposing to construct 2 new building additions, install a new press box/ bleachers on the existing turf field, add perimeter landscaping improvements, improve the existing athletic fields, and incorporate new circulation improvements to vehicular/ pedestrian traffic. The proposed plan also shows a bridge and mulch walking paths which were previously permitted by the New Jersey Department of Environmental Protection (NJDEP).

Access to the school is currently provided via two ingress only driveways (Wesley Drive and central school driveway) along West Delaware Avenue as well as an egress only driveway and a full movement driveway along Burd Street. Site access and circulation will also be modified by closure of the existing driveway from West Delaware Avenue just east of the Kenneth Kai Tai Yen Humanities Building (central school driveway), construction of a one-way counterclockwise visitor loop which will enter from West Delaware Avenue opposite Green Street and exit along Burd Street, and internal parking and circulation improvements (The Project).

As part of the Phase I Master Plan improvements, numerous traffic, parking, and pedestrian improvements are

proposed, which will result in significant benefit to the safety and efficiency of vehicular and pedestrian school traffic.

- The central school driveway along West Delaware Avenue is proposed to be closed. This driveway is narrow and currently provides for one-way ingress traffic only. Additionally, the driveway intersects the drop-off/pick-up loop along the Gymnasium and Campus Center midway along the curbline, which limits the “effective” number of vehicles that can unload at one time. By closing this driveway, entering traffic will utilize Wesley Drive, allowing all traffic to enter from the west and thus maximizing the curbline used for drop-off/pick-up activity.
- The internal drive aisles leading to the Gymnasium from Stainton Hall are proposed to be modified to streamline drop-off/pick-up operations. In the existing configuration, three back-to-back 90-degree turns are required to reach the drop-off/pick-up curbline from the Stainton Hall parking lot. It is proposed to reconfigure the aisles to require only one turn with a softer radius and improved pedestrian and directional signage/stripping, thereby improving the efficiency of traffic and pedestrian safety.
- The proposed one-way counterclockwise Visitor Loop from West Delaware Avenue to Burd Street will provide visitors, who are less familiar with the property, with a clearly marked location to enter from West Delaware Avenue that is proximate to the main offices. This reduces visitor confusion of where to park and decreases the need for visitors to use parking spaces that are near the school buildings (though no credit was taken for this effect in the parking analysis). Additionally, this visitor loop provides a security benefit as visitor vehicles no longer need to enter the campus. It is also noted that the entrance to the loop has been aligned directly opposite Green Street, which is in keeping with standard traffic engineering principles to minimize intersections along the major roadway and avoid offset access points on opposite sides of the street.

3. Site Plan **Ewing Cemetery** *Township of Ewing*
MC# 22-406 **Site Plan** *78 Scotch Road*
Block 364.01, Lots 25

Applicant: Marie Palmieri, *President, Ewing Cemetery Association, Inc.*
Engineer: Lorali E. Totten, *PE, PP, Crest Engineering*
Attorney: Keith A. Loughlin, *Esq., Hill Wallack LLP*

APPROVED WITH CONDITIONS The subject property is an approximately 28.95 acre site commonly known as the Ewing Cemetery. The lot in question is located on the southeast side of Scotch Road with frontage on Carlton Ave and Scotch Road. Currently, the site is occupied with a cemetery containing four buildings, internal asphalt drives, and grave areas. The applicant is at this time proposing a new 6,200 SF building containing offices, meeting rooms, event space, outdoor hardscaping and landscaping and a crematory to be located within Ewing Cemetery at 78 Scotch Road. Cemeteries are a permitted principal use in the R-2 Single Family-Detached Zone. Three handicap parking stalls are provided as part of this project.

4. Site Plan & Minor Subdivision **Islamic Center Parking Improvements** *Township of Lawrence*
MC# 22-508 & 22-509 **Site Plan & Minor Subdivision** *330 – 333 Lawrence Station Road*
Block 4201, Lots 13.01 & 15

Developer/ Applicant: *Islamic Circle of Mercer County, Inc.*
Engineer: *Joseph Mancini, PE, PP, Tristate Engineering & Surveying*
Attorney: *Dino Spadaccini, Esq.*

APPROVED WITH CONDITIONS The subject property consists of two lots that when combined, create an approximately 9.71 acre site that is commonly known as the Islamic Circle of Mercer County. The site consists of Lots 13.01 & 15, both of which are partially wooded and significantly encumbered with wetlands. Lot 13.01 contains the existing Mosque building, associated parking and other improvements. Lot 15 contained an existing abandoned building (recently demolished) and areas of asphalt and broken asphalt parking as well as a bare earth area previously used for parking. With the expansion of the parking lot area on Lot 15, the existing on-site parking for the property will provide a total of 240 parking spaces, which is an increase of 183 spaces compared to existing conditions.

At this time, the applicant proposes to expand the existing auxiliary parking in Lot 15 which is adjacent to the existing mosque and construct new separate parking area in Lot 13.01. The existing mosque provides two driveways along Lawrence Station Road; one full-movement driveway and one ingress only driveway. Lot 15 is also serviced by a full-movement driveway to the west along Lawrence Station Road. With the modifications to the parking lot, access to the property is proposed to be provided via three driveways along Lawrence Station Road. This proposal includes two full-movement driveways and one right-out only driveway.

Applicant is also proposing to consolidate both lots into one single lot.

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| 5. Site Plan
MC# 22-710 | Carnegie Center West
Korman Corporate Center
Site Plan | <i>Township of West Windsor
801 Carnegie Center Blvd.
Block 7.13, Lot 12.06</i> |
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Developer/ Applicant: *Boston Properties, LP*
Engineer: *Michael R. Thomas, PE, T & M Associates*
Attorney: *Meryl A. Gonchar, Esq.*

APPROVED WITH CONDITIONS The subject property is an approximately 50 acre site located between Route 1 and Canal Pointe Blvd. The subject lot consists of wooded areas, agricultural fields, office/commercial buildings and associated improvements. The part of the site in question (Parcel C) is bound to the north and south by existing agricultural fields and is located just north of the NRG Energy Building and Carnegie Center Blvd intersection.

The Applicant intends to construct a new building known as Building 801 in the middle of Parcel C. The building proposes a 136,787 SF footprint and is proposing four floors, totaling to a gross floor area of 360,000 SF. The building will offer a mix of office/commercial space, will include two plaza decks and feature a pool deck. Additional improvements would include a generator located 40' to the south of the building, surface parking, underground parking, stormwater management, traffic control, and landscaping improvements. The site proposes 152 surface parking spaces and an underground parking garage, which will include 292parkingspaces, fora total of 444parking spaces on site. The existing driveway for U.S. Route 1 will remain in-place and a proposed East-West through road would connects U.S. Route 1 to Canal Pointe Boulevard. A traffic circle was implemented to mitigate through-traffic and control vehicular speeds.

In addition, the Applicant is submitting a Minor Subdivision Application concurrently with this application to subdivide existing Block 7.13, Lot 12.06 into future Lots 12.062 and 12.061. The proposed Building 801 improvements will be located within Future Lot 12.061.

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.