

# MERCER COUNTY PLANNING BOARD

## November 9, 2022

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

Most up to date meeting link can be found on County Planning Department Site:  
<http://www.mercercounty.org/departments/planning/planning-board>

In order to participate by phone, use one of the following phone numbers:  
US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 880 5029 9996

### AGENDA

#### 1. Statement of Adequate Notice

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times on October 19, 2022, was posted in the County Administration Building on October 22, 2022 and was published in the Trenton Times on October 22, 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 October 12, 2022

#### 4. Public Comment

#### 5. Old Business

##### I. OTR East Windsor

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.

##### II. Vote on Site Specific Sewer Service Amendment: The Brick Farm Properties, LLC:

This proposed amendment to the Mercer County Water Quality Management Plan, titled “Brick Farm Properties, LLC,” 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. The public hearing on this

amendment was held at the July Mercer County Planning Board meeting. Hopewell Borough requested more information before deciding whether or not to issue a resolution of consent or non-consent. The Mercer County Planning Department convened a meeting of all relevant entities in September in order to help provide Hopewell Borough with said information. At this point Hopewell Borough has indicated that they will be adopting a resolution regarding this amendment on November 3; if received prior to the County Planning Board hearing, said resolution will be forwarded to the Planning Board and added to the record.

## **6. New Business Items**

### **I. Public Hearing on Dynamic Hilco ("Duck Island") Amendment, part II:**

The PB today will hear a sewer service amendment re-visiting the Dynamic Hilco (aka "Duck Island") warehouse amendment which the PB approved in 2020. The proposed amendment, now identified as the "Dynamic-Hilco Warehouse" (Program Interest No. 435452, Activity No. AMD210001) would expand the sewer service area (SSA) of the Trenton Sewer Utility (NJPDES No. NJ0020923) by 2.19 acres located on a portion of Block 2506, Lot 8 in Hamilton Township, Mercer County for a proposed warehouse facility. The project received a prior WQM Plan amendment approval on September 28, 2020 (Program Interest Number 435452 and Activity Number AMD 190001). Following the amendment approval, a Freshwater Wetlands GP4 permit was issued to fill 2.19 acres of an ordinary resource isolated wetland on site. The isolated wetlands area had not been included in the SSA of the original WQM Plan amendment. It is the prior isolated wetlands area that is the subject of this amendment. The prior amendment addressed the total wastewater flow of the entire proposed project, so no additional flow is proposed as part of this amendment.

**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 "Dynamic Hilco Warehouse" was published in the New Jersey Register on October 3, 2022; the Times of Trenton on October 6, 2022; and the Trentonian newspaper on October 4, 2022

- II.** Bridge 8 Resubmission: Project is currently still incomplete at this time. Application will not be scheduled until all completeness items are resolved.

Special meeting(s) will be needed. **Please check your availability and communicate unavailability and vacation dates with Jill.**

### **III. Korman Corporate Suites (MC#22-710) Sidewalk Requirement**

Applicant has requested a waiver from sidewalk condition at this time on the portion which will remain undeveloped. Applicant has requested that the sidewalk requirement be moved to a future date/ project when a new application is submitted in the future. In discussions with staff, applicant has agreed to incorporate sidewalk into a future project between the Korman Building and the existing 701 building.

## **7. Correspondence**

- I.** Letter to Planning Board from The Alliance for Sustainable Communities (TASC). Alliance represents residents from several Mercer and Monmouth County municipalities. Group is opposed to warehouse and wishes to have land preserved along with an Environmental Education Center (TASC Letter attached in presentation).

## **8. Adjournment**

**-Land Development Committee will follow-**