

LAND DEVELOPMENT COMMITTEE

November 9, 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# 22-510	West Long Drive Subdivision Subdivision	<i>Township of Lawrence</i> <i>37 West Long Drive</i> <i>Block 2801, Lot 12.01</i>
Developer/Applicant: <i>Dennis & Laura Waters</i> Engineer: <i>Frank Falcone, PLS, PP, Princeton Junction Engineering, PC</i> Attorney: <i>Gary Backinoff, Esq.</i>		
<p>APPROVED The subject property is an approximately 2.283-acre site located off West Long Drive in Lawrence Township. The property is currently improved with a single-family home and variety of improvements. The applicant is proposing to subdivide the existing Lot 12.01 into two new lots. Proposed Lot 12.011 would be 1.2252 acres in size while Lot 12.012 would be 1.0579 acres in size. Applicant will construct a second home on the newly subdivided Lot 12.012.</p>		
2. Site Plan MC# 22-607	Twin Ponds Site Plan	<i>Township of Hamilton</i> <i>Yardville – Hamilton Square Road</i> <i>Block 2173, Lots 21.01, 21.02 & 21.03</i>
Developer/ Applicant: <i>Twin Pond Owner, LLC</i> Engineer: <i>Julia G. Algeo, PE, Colliers Engineering & Design</i> Attorney: <i>Charles Petrone, Esq., Raymond Coleman Heinold, LLP</i>		
<p>APPROVED WITH RECOMMENDATION The subject property consists of three lots located along Yardville-Hamilton Square Road. The total property is approximately 20 acres in size and improved with three multifamily buildings, parking lots, lighting, landscaping, stormwater facilities, and more. The project was originally approved in 2005 (MC#05-607) and received amended approval in 2009 (MC#09-616). The applicant is at this time seeking an amended approval for Phase 3 of the project.</p>		

The Phase 3 development area currently exists as a disturbed, cleared, and rough graded area of brush with some wooded areas near the perimeter of the property. Phases 1 & 2 of Twin Ponds have been constructed along the west side of the property. A 0.1-acre portion of the originally designed Phase 3 parking area, north of the original Building C location, has been constructed but will be demolished with the new Phase 3 layout.

The proposed Twin Ponds Phase 3 will contain an approximately 34,686 square foot, three-story structure, corresponding parking area with electric vehicle charging stations, recreational amenities, and utilities in the disturbed area of the property directly east of the existing Phase 2 parking area. Twin Ponds Phase 3 was previously approved as two multi-story structures with recreational amenities extending into the wetlands on the east of the site. This amendment is combining the previous two buildings into a single structure and moving the recreational amenities to within the existing upland area and out of the onsite wetland areas.

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.