

LAND DEVELOPMENT COMMITTEE

December 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

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Site Plan MC# 22-608	WellAID Site Plan	<i>Township of Hamilton</i> <i>2610 Nottingham Way</i> <i>Block 1682, Lot 18 & 19</i>

Developer/Applicant: *Anantaya Real Estate, LLC*
 Engineer: *Robert Korkuch, PE, ACT Engineers, Inc.*
 Attorney: *Dino Spadaccini, Esq.*

APPROVED WITH CONDITIONS The subject property is an approximately 16,000 SF lot with approximately 80+/- linear feet of frontage along Nottingham Way. It is currently developed with a two story frame dwelling along with a detached garage in the rear of the dwelling. The applicant at this time proposes to retain the existing structures on the property and repurpose the dwelling for use as a drugstore with storage and office space. The existing garage will be used to store property maintenance equipment as well as being used for storing trash and recycling. The existing driveway and parking would be expanded into a two-lane driveway and a new 8 car parking area would be constructed behind the building. Ingress and egress to the site would be located within the intersection of Nottingham Way and State Route 33. Jurisdiction of the intersection is split between Mercer County and NJDOT

2. Site Plan MC# 21-801	Aurobindo Phase II Site Plan	<i>Township of East Windsor</i> <i>279 Princeton-Hightstown Road</i> <i>Block 4, Lot 2</i>
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Developer/ Applicant: *Aurobindo Pharma USA, Inc.*
 Engineer: *Mohammed El-Hawwat, PE, MEH Consulting Engineers, Inc.*
 Attorney: *W. Lane Miller, Esq.*

APPROVED WITH CONDITIONS The subject property is located on an approximately 60-acre site along Windsor Center Drive, Old Trenton Road and Princeton-Hightstown Road in East Windsor Township. The site was previously approved by the Mercer County Board in 2016 for a 567,000 SF manufacturing/ warehouse building (MC#19-802).

The applicant is now proposing to construct Phase II of the Aurobindo project which includes a 170,000 SF office/ warehouse building. The building will be accessed primarily from Windsor Center Drive as well as the driveways constructed under Phase I. The property is currently accessed from all fronting Roads. One driveway is off of Old Trenton Road, another one is off of Princeton-Hightstown Road, and the last one is off of Windsor Center Drive. Impervious coverage will increase by approximately 7.65 acres. Stormwater will flow to the existing detention basins constructed under phase I. Additional improvements include parking and circulation improvements, lighting, landscaping and other associated improvements.

3. Minor Subdivision
MC# 22-806

Daniel Street Subdivision
Minor Subdivison

Township of East Windsor
24 Daniel Street
Block 22.02, Lot 29

Developer/ Applicant: *Tri-State Construction, Inc.*
Engineer: *Matthew Wilder, PE, Morgan Engineering & Surveying*
Attorney: *Warren Fink, Esq.*

APPROVED The subject property consists of a 18,610 SF lot (Lot 29). A 1-story single family frame dwelling currently sits on the site along with additional improvements. Applicant is at this time proposing to subdivide the parcel into two lots, each consisting of 9,305 SF. Lot 29.01 would retain the single family dwelling.

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.