

LAND DEVELOPMENT COMMITTEE

January 11, 2023

Present: X Michael E. Shine, Chairman, Mercer County Planning Board
X Bill Agress, Vice Chairman, Mercer County Planning Board
X Leslie R. Floyd, Planning Director, Mercer County Planning Department
X Basit A. Muzaffar, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Major Subdivision MC# 22-107	Phillips Ave Lot Consolidation Site Plan	<i>City of Trenton 202-208 Phillips Avenue Block 9001, Lot 5 - 9</i>

Developer/Applicant: *Berb Realty, LLC*
 Engineer: *Craig W. Stratton, PLS, Trenton Engineering Co., Inc.*
 Attorney: *Martin Jennings, Esq.*

APPROVED The subject properties are approximately located at the intersection of Phillips Ave and Dexter Street in the City of Trenton. Applicant is proposing a lot line redraw and lot consolidation. Lots 7, 8 and 9 are currently approximately 0.16 acres in size while Lots 5 and 6 are approximately 0.195 acres in size. Following lot consolidation, lots 7, 8 and 9 will become Lot 6.01 which will be 11,273 SF in size. Lots 5 and 6 will be consolidated to form Lot 7.01 which will be 4,238 SF in size.

2. Minor Subdivision MC# 23-300	225 Mountain Ave Subdivision Minor Subdivision	<i>Princeton 225 Mountain Avenue Block 6704, Lot 1</i>
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Developer/ Applicant: *ER-UDC West Windsor, LLC*
 Engineer: *Matthew Kunsman, PE, Bohler Engineering NJ, LLC*
 Attorney: *Henry Kent-Smith, Esq., Fox Rothschild, LLP*

APPROVED The subject property is located along Mountain Ave in the Municipality of Princeton. The site is an approximately 5 acre lot with a two-story frame dwelling and several site improvements including a tennis court. The applicant at this time is proposing to subdivide the property into two separate lots. Lot 1.02 would be approximately 3.43 acres in size and retain the existing two-story home. Lot 1.01 would be approximately 1.5 acres in size and retain the tennis court. A new dwelling unit is also proposed on Lot 1.01.

3. Minor Subdivision MC# 23-301	335 Jefferson Road Subdivision Minor Subdivision	<i>Princeton 335 Jefferson Road Block 7007, Lot 2</i>
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Developer/ Applicant: *Jefferson 335, LLC*
 Surveyor: *Thomas J. Harris, PLS, Harris Surveying, Inc.*
 Attorney: *Anthony R. Todaro, Esq., Faegre Drinker Biddle & Reath, LLP*

APPROVED The subject properties are located along Jefferson Road and Terhune Road in the Municipality of Princeton. Both lots are occupied with single family homes and associated improvements. The applicant at this time is requesting a lot line adjustment between two existing lots. Lot 2 has an irregular vacant area stub that 50' by 85' in the rear of the lot. Applicant is proposing to transfer this "stub" from Lot 2 to Lot 14.

