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

Type of Development

Name of Development

Municipality/Street/Block/Lot

1. Major Subdivision MC# 22-107

Phillips Ave Lot Consolidation Site Plan

202-208 Phillips Avenue Block 9001, Lot 5 - 9

City of Trenton

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

Princeton 225 Mountain Avenue Block 6704, Lot 1

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

Princeton 335 Jefferson Road Block 7007, Lot 2

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.

4. Site Plan MC# 23-800

Hovione Twin Rivers Lot Consolidation Township of East Windsor Site Plan

89 Twin Rivers Drive Block 20.06, Lots 5 & 6

Developer/ Applicant: Vi Trieu on behalf of Hovione, LLC Engineer: Justin T. Ruby, PE, Mainstay Engineering Group, Inc.

Attorney: Henry T. Chou, Esq., Hill Wallack, LLP

WITHDRAWN BY APPLICANT PRIOR TO MEETING The subject property is located along Milford Road in East Windsor Township. The applicant at this time is proposing to consolidate two lots into a single lot. Lot 6 is approximately 3.47 acres and contains a 31,527 SF 1-story masonry commercial building. Lot 5 is approximately 0.64 acres in size and contains a 1-story residential dwelling. The new consolidated lot would be approximately 4.154 acres in size. Applicant is proposing to utilize parts of Lot 5 during an expansion project.