

LAND DEVELOPMENT COMMITTEE

February 8, 2023

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# 23-400	Paul Robeson Charter School Minor Subdivision	<i>Township of Ewing & City of Trenton 1289 Princeton Avenue Block 13, Lot 36 (Ewing) Block 9407, Lot 1 (Trenton)</i>

Developer/ Applicant: *Paul Robeson Charter School*
 Engineer: *James A. Zembur, PE, Carroll Engineering Corporation*
 Attorney: *Jeffrey M. Hall, Esq., Szaferman, Lakind, Blumstein & Blader, PC*

APPROVED WITH CONDITIONS The subject site is an approximately 3 acre lot located on the border of both Ewing Township and the City of Trenton. The site is located along Princeton Ave with some frontage along New Willow Street and Pritchard Street. The site has previously been developed with a number of uses and is generally blanketed by historic fill ranging in depths from approximately 4 to 15 feet below existing grade. At this time the applicant is proposing the construction of a new three-story charter school consisting of approximately 675 students.

The Paul Robeson Charter School is currently located at the corner of North Olden Avenue and Indiana Avenue in the City of Trenton around ¼ mile east of the subject property. The school is seeking to expand its facilities to serve an additional 675 students and 75 staff in a new Kindergarten through 8th grade school building. The current charter school property has no outdoor open space for students to utilize during school hours.

In addition to the three (3) story charter school building, proposed site improvements include an asphalt parking area, concrete sidewalks, small-scale walls, a woodchipped playground area, outdoor classroom space, wooden stage area, bio-basins, an underground detention basin, water and sewer extensions, lighting, and substantial landscaping. A total of 75 parking spaces will be created on site. The historic fill which exists on the property will be capped in accordance with federal, state and local regulations. A site remediation plan has been prepared and all gravel areas and ruinous concrete and asphalt on the site will be removed.

Bioretention and infiltration basins as well as an underground detention basin were incorporated in several areas around the site to manage stormwater. An outlet control structure regulates the flow of water out of the basin into the downstream storm sewer system. The outlet control structure consists of a 6-inch diameter orifice, a 12-inch diameter orifice and a 3-foot sharp crested weir and regulates outflow to an existing 15” reinforced concrete pipe at the existing inlet in Princeton Avenue.

Access to the school is proposed via one (1) full-movement driveway along New Willows Street, one (1) egress-only driveway along Princeton Avenue, one (1) ingress-only driveway along Pritchard Street, and one (1) egress-only driveway along Pritchard Street.

2. Site Plan & Major Subdivision **ER-UDC West Windsor** *Township of West Windsor*
MC# 22-702 & 22-703 **Site Plan & Major Subdivision** *332-340 Hightstown Road*
Block 47, Lots 2 - 6

Developer/ Applicant: *ER-UDC West Windsor, LLC*
Engineer: *Matthew Kunsman, PE, Bohler Engineering NJ, LLC*
Attorney: *Henry Kent-Smith, Esq., Fox Rothschild, LLP*

WITHDRAWN TO MARCH MEETING The subject property is an approximately 3.9 acre site located at the intersection of Princeton-Hightstown Road and Southfield Road. The site is currently occupied with 4 single family homes and one 1-story mixed use building including driveways, garages and other site improvements. Applicant at this time is proposing to clear the site and consolidate all lots and then subdivide the lots into two lots.

Proposed Lot 1 is proposed to construct a 5,852 SF QuickChek convenience store with fuel sales with associated parking, sidewalks, driveways, stormwater and utility improvements. Proposed Lot 2 is proposed to construct a 4,541 SF restaurant with drive-thru and associated parking, sidewalks, driveways, stormwater and utility improvements.

Site access is proposed via one right-in/right-out driveway and a second, full ingress/right turn egress driveway along Princeton-Hightstown Road with secondary access via a right-in/right-out driveway along Southfield Road and two full-movement driveways on McGetrick Lane.

Proposed stormwater conveyance systems will collect the runoff from the proposed building and impervious areas via inlets, manholes, porous pavement, porous concrete, and storm sewer piping, and redirect it to the proposed basins throughout the site. The construction of the proposed improvements will require approximately ± 4.62 acres of land disturbance and will create approximately ± 2.899 acres of impervious coverage on the site.

3. Site Plan **Hopewell WWTP Upgrade** *Township of Hopewell*
MC# 23-201 **Site Plan** *92 Aunt Molly Road*
Block 15, Lot 14.02

Developer/ Applicant: *Stony Brook Regional Sewerage Authority*
Engineer: *Timothy D. Bradley, PE, Kleinfelder*
Attorney: *N/A*

APPROVED The subject property is the existing location of the Stony Brook Regional Sewage Authority in Hopewell Township. The site is approximately 20.7 acres in size and consists of wooded and open space areas as well as the wastewater treatment plant itself and associated improvements. The existing Hopewell WWTP treatment facilities consists of pretreatment structures, influent pump station (located in the Operations Building), primary settling tanks, Orbal aeration tanks, secondary settling tanks, sand filters (located in the Operations Building), chlorine contact tanks, a sludge valve chamber, and a sludge transfer chamber.

The applicant is at this time proposing to upgrade the WWTP to address issues of permit compliance with new effluent limits for bromodichloromethane and total phosphorus (TP), aging infrastructure, and operational reliability and flexibility. In order to address these needs, Kleinfelder was retained to design a number of improvements as part of a comprehensive Hopewell WWTP Upgrade Project.

The Hopewell WWTP was placed into operation in 1984 with an annual average design capacity of 0.30 million gallons per day (mgd). In 2013, Mercer County adopted a Wastewater Management Plan (WMP) indicating a build-out flow of 0.366 mgd for the Hopewell WWTP. However, the WMP indicated that the Hopewell WWTP would remain at a capacity of 0.30 mgd. In 2018, the facility planning study for the Hopewell WWTP assumed that the plant would remain at a capacity of 0.30 mgd, but that any new improvements would be sized for the build-out flow of 0.366 mgd and the updated wastewater characteristics, which is consistent with the New Jersey Department of Environmental Protection's (NJDEP's) requirement that improvements be sized to accommodate future flows for at least the next 10 years.

An underground detention/infiltration trench has been designed to collect, detain, and infiltrate stormwater runoff from the existing Operations Building and proposed Operations Building addition at the WWTP. The underground detention/infiltration trench is located to the west of the existing Operations Building and discharges to the existing stormwater collection system and detention basin at the site. The underground detention/infiltration trench consists of a

12-inch-diameter perforated pipe manifold set in a clean crushed stone bed, with flows being controlled by an outlet control structure.

Two rain gardens have been designed to collect and treat stormwater runoff from the new impervious vehicular traffic areas at the rear of the property. The west rain garden is located adjacent to Orbal Aeration Tank No.1 in an existing grassed area with a catch basin. The east rain garden mirrors the west rain garden and is located adjacent to Orbal Aeration Tank No. 2, also in an existing grassed area with a catch basin. The soil beds of both rain gardens consist of 24 inches of bioretention media, 6 inches of sand, and 15 inches of clean crushed stone embedded with a 6-inch-diameter perforated underdrain pipe. The existing catch basin grates will be raised, and the existing catch basin structures will be modified to accept the proposed underdrains.

4. Site Plan **Lenox Drive Office Building** *Township of Lawrence*
MC# 23-501 **Site Plan** *1100 Lenox Drive*
Block 5101, Lot 19

Developer/ Applicant: *Triple Net Investments LXXVI, LLC*
Engineer: *Bradford A. Bohler, PE, Bohler Engineering*
Attorney: *N/A*

The subject property is located at 1100 Lennox Drive in the Township of Lawrence. The property is approximately 25 acres in size and the area in question for this application is approximately 10.9 acres in size.

APPROVED WITH CONDITIONS The majority of the site is developed under existing conditions; existing improvements include Condominium Unit Building #1200, ancillary parking, sidewalk, driveways, utility and stormwater improvements including two (2) above-ground detention basins, the rest of the site is currently vacant. The site is bordered to the north by a vacant land and Meadow Road beyond; to the east by an office complex and Lenox Drive beyond; to the west by an office complex and Princeton Pike beyond; and to the south by a hotel on Lot 19 and Lenox Drive beyond.

The subject site of this report is part of a larger development that was approved by the Township of Lawrence on March 21, 2005 application #SP-15/04 and the DRCC on October 19, 2005 under Application #05-3130. Phase 1 of the previously approved improvements is already constructed on site and consists of Condominium Unit Building #1200, ancillary parking, sidewalk, driveways, utility and stormwater improvements including two (2) above-ground detention basins. The applicant is currently seeking approval for Phase 2 of the previously approved application to construct improvements on the vacant portion of Lot 19.

This would include the construction of a 25,666 SF building and parking improvements that would mirror the existing improvements on the site. As part of the project, the existing basins will be modified to manage stormwater on the site.

5. Site Plan **1437 East State Street** *Township of Hamilton*
MC# 23-600 **Site Plan** *1437 East State Street*
Block 1730, Lot 4

Developer/ Applicant: *1437 East State Street LLC, Zev Spira*
Engineer: *Craig W. Stires, PE, Stires Associates, PA*
Attorney: *Peter Lanfrit, Esq.*

APPROVED WITH CONDITIONS The subject property is located at 1437 East State Street in the Township of Hamilton. The subject property is approximately 12.6 acres in size and is formerly a working industrial facility with several buildings, parking areas and improvements. Most of the buildings were destroyed in a fire and only the concrete foundations are remaining. The 67,065 SF existing building that was not destroyed is a one-story masonry building. Site remediation for heavy metals is taking place to remove contaminated soils and cap the affected areas. The existing drainage areas were determined using site topography and historic aerial photos showing the buildings before the fire.

At this time the applicant is proposing to remove a portion of the existing warehouse building and construct a new 147,610 SF warehouse addition which will connect to the existing building. The existing building will be converted to a truck terminal with loading docks on each side and the new building addition would be a warehouse with dock doors facing East State Street. Employee parking will be located in the northwest portion of the site along East State Street and also along

the southern side of the new warehouse addition. The project will also include a large berm on the east side of the site to buffer the existing residences which are located along Norway Avenue to the east.

Access to the site is proposed via 4 full-movement driveways along East State Street. Two driveways are proposed on the east side of the building and two driveways are proposed on the west side of the building. The two center driveways are intended to serve trucks while the two outer driveways are intended to serve cars and keep traffic separated.

The proposed project will reduce the coverage on the site by 153,534 square feet and therefore the overall runoff from proposed site conditions is less than the overall runoff from existing site conditions as listed in the summary tables below. Since the impervious coverage is less than the existing conditions, the project is exempt from providing detention, water quality treatment and also groundwater recharge. However, the computations determined that the existing piping for the northeast discharge and also the discharge within Walnut Street was undersized to accept the runoff from the site. In order to improve the off-site drainage conditions, two basins will be constructed that will provide a level of detention that will reduce the runoff from the site and provide enough capacity within the existing piping to handle the runoff from the site. In addition, the basins will provide water quality treatment for the runoff collected. Sanitary, gas, and water services for the proposed building are to be provided via East State Street to the northerly property line.

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| 6. | Site Plan
MC# 23-601 | Waterview Center Phase 3
Site Plan | <i>Township of Hamilton
Waterview Drive
Block 2610, Lot 27.02</i> |
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Developer/ Applicant: *Sherute LLC*
Engineer: *Robert E. Korkuch, PE, ACT Engineers, Inc.*
Attorney: *Frank J. Petrino, Esq., Eckert Seamans Cherin & Mellott LLC*

APPROVED The subject property is located in Hamilton Township on a parcel of land identified on the current municipal tax maps as Block 2610, Lot 27.02 (30.11 Ac.±). Lot 27.01 (18.37 Ac.±) to the east of the property was previously developed as “Phases 1 and 2” of this project in 2008. Furthermore, this application was approved for two additional office buildings in 2006, totaling 180,000 SF as part of application MC#06-617.

At this time, the applicant is proposing to construct three 4-story apartment buildings at the undeveloped 30.11 acre parcel. A total of 122 1-bedroom units and 44 2-bedroom units are proposed for a total of 166 dwelling units. Additional improvements include 318 parking spaces, a community pavilion, sport court, multi-purpose field and a walking trail. Residents will utilize the existing driveway (Water View Drive) which connects to Klockner Road.

The proposed project includes more than one acre of disturbance and more than one quarter acre of new regulated impervious surfaces since February 2, 2004 and is therefore considered a “Major Development.” During the 208 construction, two hydraulically connected basins were constructed with the intention that they would serve both lots in post-development condition. The partially constructed Waterview Drive will be extended as part of the “Phase 3” project for access to Klockner Road to the east.

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| 7. | Site Plan & Major Subdivision
MC# 22-410 & 22-411 | Parkway Ave. Redevelopment
Site Plan & Major Subdivision | <i>Township of Ewing
1500 Parkway Avenue
Block 374, Lot 4.02</i> |
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Developer/ Applicant: *KRE Acquisitions Corp.*
Engineer: *Mark Cifelli, PE, PS&S*
Attorney: *Joseph Paparo, Esq., Porzio Bromberg & Newman*

APPROVED WITH CONDITIONS The subject property is an approximately 26 acre parcel that was formerly the location of the Naval Air Warfare Center (NAWC) Trenton facility. It was commissioned in 1951 as the Naval Air Turbine Test Station and used for conducting performance testing of military aircraft jet engines until its operational closure in 1998.

Environmental investigations have been conducted by the Navy at the former NAWC Trenton since mid-1980s under the Navy’s Installation Restoration (IR) Program. The site is currently being remediated per a New Jersey Voluntary Cleanup

Agreement among the NJDEP, U.S. Department of the Army, U.S. Department of the Navy, U.S. Department of the Air Force, and U.S. Defense Logistics Agency (dated August 2000).

The property, when owned and operated by the Navy, consisted of approximately 67 acres. After the operational closure, it was sub-divided into four separately owned parcels. The proposed site is identified as Parcel "B" in the remediation plan, it was considered as the primary source areas for the groundwater contamination. There are numerous monitoring and extraction wells located within this parcel.

The proposed project is intended to redevelop existing industrial complex into warehouse/flex space proposing a 285,440 sf (gross) warehouse building and three (3) 20,000 sf flex buildings with associated off-street parking, driveways, a walking trail, outdoor seating area, and lawn/landscaped areas.

Access to the site is proposed via one full-movement driveway along Parkway Avenue and two full-movement driveways along Jack Stephan Way. The site was designed to segregate truck activity from the passenger vehicles. The northerly proposed driveway along Jack Stephan Way would serve tractor trailers accessing the trailer storage and loading docks at the rear of the warehouse. The southerly access along Jack Stephan Way will serve single units trucks serving the industrial flex spaces. Following conversations with the County staff, the applicant is also proposing a new modern roundabout at Jack Stephan Way which will allow for safe turning movements to and from the site. The applicant is also proposing turning movement improvements at the Bear Tavern and Upper Ferry intersection to accommodate the new truck traffic.

The proposed site drains in southerly and easterly directions which mimics the existing conditions. The proposed project has a limit of disturbance of approximately 27.16 acres, which includes off-site disturbance for utility connections in Parkway Avenue. The development plan calls for the construction of the multiple bioretention basins and pervious paving system with underground storage. There is a total of 15 proposed stormwater management BMP on site; 6 Pervious Pavement Systems and 9 Bioretention Systems, one of which is a Large Scale Bioretention System which will only collect water that has previously been treated for water quality.

These BMP measures are designed for both peak attenuation and water quality treatment. The project is exempt from the requirements of the groundwater recharge for major developments listed in the NJDEP Stormwater Management Rules and the Ewing Township Stormwater Management Ordinance. The groundwater recharge requirement is inconsistent with a remedial action work plan approved pursuant to the Administrative Requirements for the Remediation of Contaminated Sites rules, N.J.A.C. 7:26C.

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.