

LAND DEVELOPMENT COMMITTEE

March 8, 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. Site Plan MC# 23-402	Gusz Parking & Storage Improvements Site Plan	<i>Township of Ewing</i> <i>220 Ewingville Road</i> <i>Block 105, Lot 8</i>

Developer/ Applicant: *Ewing Township Board of Education*
 Engineer: *Chad Gaulrapp, PE, Pennoni Associates, Inc.*
 Attorney: *N/A*

APPROVED WITH CONDITIONS The subject property is an approximately 5.34 acre lot located along Ewingville Road in Ewing Township. The property is under the ownership of the Ewing Township Board of Education. The site is the location of the School District's Maintenance Building and Maintenance Yard and includes the main building, parking, lots, gas pumps, maintenance vehicles and containers and other improvements.

The School District is at this time proposing a 10,506 sf two-story building addition at their existing maintenance building. Additional site improvements include additional parking, a security gate and fencing, a proposed stormwater collection and management system and additional lighting. Existing parking will be increased from 48 spaces to 75 spaces in the proposed condition. As part of the stormwater improvements, applicant is proposing two new stormwater basins as well as an underground detention basin.

2. Minor Subdivision MC# 23-603	Vintage Subdivision Minor Subdivision	<i>Township of Hamilton</i> <i>9 & 11 Kay Chiarello Way</i> <i>Block 2575, Lots 47.93 & 47.94</i>
------------------------------------	--	---

Developer/ Applicant: *Sharbell Parkside, LLC*
 Engineer: *Harry Sypniewski, Jr., PE, Van Note-Harvey Associates*
 Attorney: *Michael H. Magee, Esq., Magee Law NJ, LLC*

APPROVED The subject properties are located along Kay Chiarello Way in Hamilton Township. Lot 47.93 is approximately 0.16 acres in size and Lot 47.94 is approximately 0.12 acres in size. Applicant is proposing a minor lot line revision where new Lot 47.93 would gain 17 SF while Lot 47.94 would lose 17 SF.

3. Site Plan & Major Subdivision **Kuser Road Flex Buildings** *Township of Hamilton*
MC# 23-604 & 23-605 **Site Plan & Major Subdivision** *2550, 2544, 2538 & 2526 Kuser Rd*
 Block 2173, Lots 13.01, 14, 15 &
 16.01

Developer/ Applicant: *Denholtz Acquisition, LLC*
Engineer: *Robert P. Freud, PE, Dynamic Engineering Consultants*
Attorney: *Dino Spadaccini, Esq., The Spadaccini Law Firm*

SUBDIVISION APPROVED; SITE PLAN APPROVED WITH CONDITION The subject property is located in the central east portion of the Township, east of the intersection of Kuser Road with Klockner Road. The site is composed of four interior lots, with Lot 13.01 comprising 4.808 acres, Lot 14 comprising 0.855 acres, Lot 15 consisting of 0.861 acres, and Lot 16.01 consisting of 4.002 acres; in total the lots comprise 10.525 acres (458,471 square feet). Lot 13.01 is developed with a masonry building operated by White Eagle Printing Co., Inc. Lot 14 is developed with a frame garage, while both Lots 15 and 16.01 are developed with two-story dwellings and detached garages.

The Applicant proposes to subdivide the properties in such a way that the entirety of Lots 14, 15, and 16.01 are consolidated with the western 1.38 acre segment of Lot 13.01, to create "Lot A" which will consist of 7.097 acres. This will leave 3.428 acres for "Lot B," which will consist of the remainder of existing Lot 13.01. The existing building and use on Lot 13.01 is proposed to continue, with no further development taking place on that property.

The existing improvements on the proposed Lot A are proposed to be demolished and the site redeveloped with a 60,000 square foot flex building (providing warehouse space with office for different tenants) with 25 loading bays and two (2) drive-in ramps. A parking area with 80 parking stalls is also proposed. Access to the site will be provided by two two-way driveways. Other site improvements include stormwater management facilities and infrastructure, landscaping, and site lighting.

4. Minor Subdivision **Landau Minor Subdivision** *Township of West Windsor*
MC# 23-700 **Minor Subdivision** *143 South Lane*
 Block 34, Lot 21

Developer/ Applicant: *Henry & Jane Landau*
Engineer: *D. Geoffrey Brown, PE, Princeton Junction Engineering, PC*
Attorney: *Dino Spadaccini, Esq., The Spadaccini Law Firm*

APPROVED The subject property, Lot 21, is an approximately 8.04 acre lot located in West Windsor Township. The applicant also owns the adjacent Lot 72 which is a vacant 5.62-acre parcel in Robbinsville Township. The Robbinsville parcel has no road frontage, and takes access to South Lane through the West Windsor tract. The property is located in a small residential enclave in a mainly agricultural area and lies in the Township's Rural Residential/ Conservation Area Zone which prescribes a minimum lot size of 3-1/3 acres.

The site is currently improved with a one-story residential dwelling and appurtenant outbuildings including a horse barn with an attached brick stable area, and several sheds and horse shelters. There is also an outdoor riding area adjacent to the barn to the northeast.

The applicant proposes to subdivide the property into 2 lots, a new 3-1/3 acre vacant building lot (Proposed Lot 21B) and a remainder lot of 4.71 acres (Proposed Lot 21A) containing the house and all of the outbuildings.

Retention of the outbuildings on the remainder lot will allow for the continued farmstead use of the remainder lot. The continued agricultural use of the remaining lands, together with the creation of lots that conform to the lot area requirements of the ordinance, will result in a subdivision that does not substantially impair the intent and purpose of the master plan and zoning ordinance.

There is no construction proposed at this time.

5. Site Plan **BAPS Access Road Improvements** *Township of Robbinsville*
MC# 23-900 **Site Plan** *100 North Main Street*
Block 14, Lot 69

Developer/ Applicant: *100 Windsor, LLC*
Engineer: *Jeffrey S. Haberman, PE, Dynamic Engineering Consultants, PC*
Attorney: *Giordano, Halleran & Ciesla, PC*

APPROVED The subject property is an existing private drive that provides access to the Hindu American Religious Center, Copart, and Central Jersey Sikh Association. The existing road is 30' wide and provides two lanes for travel, separated by a double yellow line. This project involves expanding and improving the existing road to better accommodate existing traffic patterns for the existing uses. This project does not include new development that would create or attract new traffic to the area or existing access road.

The applicant at this time is proposing road reconstruction, road widening, drainage improvements, lighting improvements, sidewalk construction, and other enhancements to increase capacity of the access road as well as improve safety improvements and provide enhanced aesthetics. The access road will be improved through the following improvements:

- Widen 30' access road to be two-22' wide cartways, each with two 11 foot lanes, a 25' landscaped median from the northern curb line of North Main Street to the existing guardhouse for the
- Hindu American Religious Center
- Provide dedicated left turn lanes at driveways where appropriate.
- Provide sidewalk along south side of Access Road to connect to traffic signal at Route 130 & Voelbel Road.
- Improved access for Copart, Central Jersey Sikh Association, and Hindu American Religious Center.

6. Site Plan **Texas Ave. Residential** *Township of Lawrence*
MC# 23-500 **Site Plan** *2495 Brunswick Pike*
Block 2001, Lot 2.02

Developer/ Applicant: *RPM Development, LLC*
Engineer: *Thomas J. Muller, PE, Dynamic Engineering Consultants, PC*
Attorney: *Ryan P. Kennedy, Esq., Stevens & Lee, PC*

APPROVED The subject property is an approximately 3.92 acre site located along Texas Ave in Lawrence Township. The lot recently received subdivision approval from Mercer County in 2021 (MC#21-501). It has historically been developed with a parking area and a man-made drainage ditch, and currently consists of mostly open space.

The proposed development consists of redeveloping the northern portion of the site which is currently mostly open space in order to construct a residential development consisting of two (2) multi-family three-story buildings and six (6) two-story duplexes for a total gross floor area of 70,863 SF with 110 parking spaces and associated driveways, landscaped areas, stormwater management facilities, and accompanying site amenities.

Based upon the scope of the project, the development is classified as a major development as it disturbs more one (1) acre of land and increases the amount of impervious coverage onsite by more than ¼ acre. Stormwater from a majority of the site will be conveyed by overland flow to a proposed aboveground bioretention basin. Pervious pavement will be incorporated throughout the project.