

LAND DEVELOPMENT COMMITTEE

April 12, 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. Minor Subdivision MC# 23-203	Woosamonsa Road Minor Subdivision Minor Subdivision	<i>Township of Hopewell</i> <i>58 Woosamonsa Road</i> <i>Block 49, Lot 3</i>

Developer/ Applicant: *David & Jaime Maccarone*
 Engineer: *Russell M. Smith, PE, Hopewell Valley Engineering, PC*
 Attorney: *Dino Spadaccini, Esq., The Spadaccini Law Firm*

APPROVED: Subject property is an approximately 29.4 acre site located at 58 Woosamonsa Road in Hopewell Township. This is actually just north of Hopewell Valley Vineyards and down the street from Route 31.

The site is currently improved with a main house, barns, horse riding rings, horse shelters and associated farm related improvements.

The Applicant is at this time proposing a minor subdivision to create an additional lot on the east side of the property.

Proposed Lot 3.02 would be approximately 12.8 acres in size and will retain the existing house and farm uses. Proposed Lot 3.03 would be approximately 16.5 acres in size and is currently vacant. No additional dwelling is proposed on Lot 3.03 at this time.

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

CARRIED TO MAY AT APPLICANT REQUEST

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

Site access is proposed via five separate driveways. 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.

5. Site Plan **S. Olden Retail & Restaurant** *Township of Hamilton*
MC# 23-606 **Site Plan** *11 Olden Avenue*
Block 2243, Lot 11

Developer/ Applicant: *Fortune Builders*
Engineer: *Michael Galante, PE, MG Engineering Associates, LLC*
Attorney: *David Shafkowitz, Esq.*

APPROVED WITH CONDITIONS The subject property is an approximately 0.3 acre lot located along S Olden Ave in Hamilton Township. Applicant proposes to construct a single story 1,924 SF Retail & Restaurant building along with associated improvements. Additional improvements include sidewalk, asphalt parking area, concrete curb, new fencing, landscaping and site lighting. A full access driveway is proposed along S Olden Ave.

The project will result in a net increase of 9,083 SF of new impervious surface. An underground infiltration basin is proposed under the parking lot for the site.

6. Site Plan **PU Campus Operations Building** *Township of West Windsor*
MC# 23-701 **Site Plan** *Lower Harrison Street*
Block 3, Lot 1.012

Developer/ Applicant: *The Trustees of Princeton University*
Engineer: *Christian M. Roche, PE, Langan*
Attorney: *Christopher DeGrazia, Esq., Faegre Dinker Biddle & Reath*

APPROVED WITH CONDITIONS Subject property is bound by Lower Harrison Street and Nursery Road, and to the southeast by the developing Princeton University Lake Campus.

The site currently consists of existing storage sheds, gravel driveways, greenhouse and nursery operations, wooded areas and open space. The applicant is at this time proposing the construction of a new 5,73 SF facilities building.

In addition, the project will include a new gravel driveway and gravel parking areas. As part of the project, small existing buildings, pavement and block walls, within the flood hazard area will be removed.

The proposed development will result in an approximately 3 acre land disturbance and add an additional 0.54 acres of new impervious coverage. A small scale surface infiltration basin and small scale subsurface infiltration basin are proposed to manage stormwater.

7. Site Plan & Major Subdivision **US-130 Redevelopment** *Township of Robbinsville*
MC# 23-901 & 23-902 **Site Plan & Major Subdivision** *1100 US 130*
Block 1, Lots 49, 50 & 53

Developer/ Applicant: *BCI IV 7A DC, LLC*
Engineer: *Christian M. Roche, PE, Langan*
Attorney: *Glen S. Pantel, Esq., Faegre Dinker Biddle & Reath*

APPROVED WITH CONDITIONS Subject property consists of three lots which total to approximately 19 acres. The site is bound to the north by Railroad Avenue, to the south by U.S. Route 130, to the west by a self-storage facility, and to the east by commercial uses. The site consists of an existing 177,500-square-foot warehouse building with associated parking lots, loading areas, and stormwater management features.

The applicant is proposing to redraw lot lines and redevelop the parcels. Lot 53.01 is proposed to include the replacement of the existing southern parking lot, curb modifications and parking stall restriping in the existing adjacent northern parking lots. It also includes a small-scale infiltration basin.

Proposed development in Lot 49.01 includes a new warehouse building with an at-grade footprint of 59,600 square feet with car parking and loading and two small-scale infiltration basins. Additionally, proposed site features include a connector road to be dedicated to Robbinsville Township, stormwater management facilities, lighting and landscaping.

The proposed development will result in an area of disturbance of approximately 7.7 acres and increase the site's impervious coverage by approximately 1.47 acres. Therefore, the project is considered a major development and is subject to NJAC 7:8.

To address water quantity, groundwater recharge, and water quality requirements for the proposed development, the project proposes to construct three small-scale infiltration basins. These best management practices (BMP) have been designed to capture stormwater runoff from the proposed development and then convey it to the existing onsite basin.

8. Site Plan & Major Subdivision **Rabin Project** *Princeton*
MC# 23-307 & 23-308 **Site Plan & Major Subdivision** *Bayard Lane*
Block 6802, Lots 44 - 46

Developer/ Applicant: *West Windsor Real Estate, LLC*
Engineer: *Wayne Ingram, PE, PLS, Engineering & Land Planning Associates, Inc.*
Attorney: *N/A*

APPROVED Subject property is comprised of three lots that total approximately 1.69 acres in size. The parcels are located along US Route 206 and improved with a 2-story masonry dwelling. Applicant is proposing at this time to redraw lot lines to create more equally sized lots and construct a single family home on each lot. Following the lot line redraw, proposed Lot 46.01 would be 24,475 SF in size, proposed Lot 46.02 would be 24,496 SF in size and proposed Lot 46.03 would be 24,689 SF in size.

9. Site Plan **Urban Deco LLC** *Township of Ewing*
MC# 23-403 **Site Plan** *Dover Avenue*
Block 25, Lots 83 - 88

Developer/ Applicant: *Urban Deco, LLC*
Engineer: *Michael Galante, PE, MG Engineering Associates, LLC*
Attorney: *David Shafkowitz, Esq.*

APPROVED Subject property is comprised of six lots that total approximately 0.32 acres in size. The site is currently vacant and contains a grass field. Applicant is at this time proposing to consolidate the existing six lots into three lots and construct several 2-story townhomes along with associated improvements.

10. Site Plan **1124 Route 130 Center** *Township of Robbinsville*
MC# 23-903 **Site Plan** *1124 US Route 130*
Block 8, Lot 46

Developer/ Applicant: *1124 Route 130 Associates, LLC*
Engineer: *Paul Mutch, PE, Stonefield Engineering & Design, LLC*
Attorney: *Michael Magee, Esq.*

APPROVED WITH CONDITIONS Subject property is an approximately 3 acre parcel located along US Route 130 in Robbinsville Township. The site is currently improved with a restaurant building, associated surface parking and one residential dwelling with associated shed structures.

Applicant is at this time proposing to raze all improvements on the site and construct a two-story 30,000 SF Shopping Center consisting of 19,257 square feet of leasable shopping center area and 10,000 square feet of leasable office area. The total project area is approximately 3.02 acres and total new impervious would increase by 38, 139 SF or 0.88 acres. Total area of disturbance is 2.55 acres. Runoff from the site is proposed to be controlled through the implementation of three pervious pavement systems, and a bio-retention basin.