LAND DEVELOPMENT COMMITTEE June 14, 2023

Present: 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. Site Plan

MC# 23-406

Simply Pure Dispensary Site Plan Township of Ewing 1531 – 1545 North Olden Avenue Block 18, Lots 4 – 6, 22 & 36

Developer/ Applicant: Simply Pure Projects

Engineer: Kevin Brakel, PE, Princeton Junction Engineering, PC

Attorney: Dino Spadaccini, Esq., The Spadaccini Law Firm, LLC

APPROVED WITH CONDITIONS The subject property consists of five contiguous parcels totaling approximately 34,018 sf. The site is located along the southbound lanes of N Olden Avenue, just north of the Princeton Ave & N Olden Ave intersection. The site is mostly vacant except for a two-story masonry building and detached masonry garage.

The applicant at this time is proposing to convert the existing masonry buildings to a cannabis dispensary, including retail sales, and storage. Additional improvements include new parking areas, landscaping, lighting, security fencing, access improvements as well as other associated improvements. Applicant is proposing three driveways along N Olden Ave, two partial access to the new customer parking area and one existing that would access the garage area and side door of the existing masonry building. Per Ewing Townships Redevelopment Plan, 8-foot wide sidewalks and buffer areas are proposed.

As the project does not disturb more than one acre of land nor increase impervious coverage by more than one-quarter ¼ acre, storm water management was not required for this commercial project. The proposed site work is decreasing the amount of impervious coverage.

2. Minor Subdivision MC# 23-802

26 Columbia Ave Minor Subdivision Minor Subdivision

Township of East Windsor 26 Columbia Avenue Block 48, Lot 30

Developer/ Applicant: Aditi & Jyoti Patel

Engineer: Jayesh Patel, PE, PP, Crest Engineering Associates, Inc.

Attorney: Jeffrey Chang, Esq, Fox Rothschild LLP.

APPROVED Subject property is an approximately 12,390 SF parcel located in East Windsor. The site currently is developed with a single family 2-story wooden dwelling and associated improvements. Applicant is at this time seeking minor subdivision approval to subdivide the existing parcel into two lots to facilitate the development of an additional single-family home on the vacant portion of the site.

3. Minor Subdivision MC# 23-502

Diocese of Trenton Minor Subdivision Minor Subdivision

Township of Lawrence 2391 Lawrenceville Road Block 4801, Lot 3

Developer/ Applicant: Diocese of Trenton

Engineer: D. Geoffrey Brown, PE, PLS, Princeton Junction Engineering, PC

Attorney: Dino Spadaccini, Esq, The Spadaccini Law Firm

APPROVED WITH CONDITIONS Subject property consists of a 34.74 acre parcel located at 2391 Lawrenceville Road. The site is currently improved with several multi-story buildings that concurrently house Morris Hall, St. Lawrence Tower, Skilled Nursing Facilities and Villa Vianney (retired priest's home).

The applicant at this time is seeking minor subdivision approval to create a new 3.013 acre lot for the retired priests residence building at the Morris Hall/ St. Lawrence healthcare complex. The Villa Vianney parcel will be located on the southeastern side of the property and will contain the existing cemetery, walkways and limited number of parking spaces. No construction is proposed at this time.

4. Site Plan MC# 23-205

Heritage at Hopewell Site Plan Township of Hopewell 2500 Pennington Road Block 78, Lot 17

Developer/ Applicant: American Properties at Hopewell II, LLC

Engineer: William J. Parkhill II, PE, MidAtlantic Engineering Partners, LLC

Attorney: N/A

The subject property is an approximately 11.08 acre lot located along Route 31 in Hopewell Township. The property currently contains a single-family home with a detached garage, wooded areas, a paved driveway with two-entrances onto Route 31 and other associated improvements. The property contains a wetlands area and a freshwater stream towards the rear.

APPROVED WITH CONDITIONS The proposed project consists of 55 market rate townhomes as well as one affordable housing apartment building with 12 units and internal roadways, parking stalls, stormwater management measures which include green infrastructure and associated grading. Access to the development will be provided via one (1) new driveway along northbound Route 31. Based upon the applicants preliminary meeting with NJDOT Office of Major Access, right-in and right-out only movements will be permitted at the future driveway location. Therefore, the proposal is for right-in and right-out only movements at the driveway, no left-turns in or out of the site.

The project has been designed to collect stormwater runoff from within the project's limit of disturbance and convey the runoff via roof leaders, storm sewers and surface runoff to either a small scale bioretention basins that are sized to accommodate flows from the developed area during the 2, 10 and 100- year storms or porous pavement. The project has been designed to meet the state and local stormwater runoff quantity and stormwater runoff quality standards while complying with the green infrastructure rules. Detailed further below, the site's soil conditions are not conducive of groundwater recharge. The stormwater runoff design of conveyance, retention and discharge have been designed to meet the applicable soil erosion and sediment control standards to prevent erosion onsite and downstream of natural drainage patterns.

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.