

LAND DEVELOPMENT COMMITTEE

June 14, 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# 23-406	Simply Pure Dispensary Site Plan	<i>Township of Ewing 1531 – 1545 North Olden Avenue Block 18, Lots 4 – 6, 22 & 36</i>

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	<i>Township of East Windsor 26 Columbia Avenue Block 48, Lot 30</i>
------------------------------------	--	---

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.

