

LAND DEVELOPMENT COMMITTEE

July 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. Site Plan MC# 23-410	Landmark Realty Warehouse Site Plan	<i>Township of Ewing 102 Walters Avenue Block 590, Lots 1, 2, 19, 20 & 21</i>

Developer/ Applicant: *Landmark Realty Group NJ, LLC*
Engineer: *Kenneth FX Schlatmann, PE, PP, Schlatmann Engineering Associates, LLC*
Attorney: *Peter U. Lanfrit Esq., Borrus Goldin Foley Vignuolo Hyman & Stahl, PC*

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 $\frac{1}{4}$ acre, storm water management was not required for this commercial project. The proposed site work is decreasing the amount of impervious coverage.

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.