

LAND DEVELOPMENT COMMITTEE

August 9, 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# 23-804	59 Milford Road Site Plan	<i>Township of East Windsor 59 Milford Road Block 20.01, Lot 21</i>

Developer/ Applicant: *Vi Trieu on behalf of Hovione LLC*
 Engineer: *Justin T. Ruby, PE, Mainstay Engineering Group, Inc.*
 Attorney: *Henry T. Chou Esq., Hill Wallack LLP*

CONDITIONAL APPROVAL The subject property is an approximately 9.18 acre site located along Milford Road, just southeast of the exit ramp of RT 133 in East Windsor Township. The site consists of mostly open field or farmland with a wooded area in the north area of the property. At this time, the applicant is proposing a new Local #9 building with a total area of approximately 30,000 SF.

The project is not located along a County Highway but applicant is increasing impervious coverage on site by approximately 133,000 SF or approximately 3 acres. To attenuate the increase in impervious area, two infiltration basins and one extended detention basin will be constructed to manage and infiltrate runoff. Leading into the extended detention basin there are also twelve Focal Point biofiltration systems with underground R-Tank storage units. These 12 basins are proposed solely to manage the water quality requirement and have not been used for credit in reducing the groundwater runoff or increasing groundwater recharge.

2. <u>Courtesy Review</u>	Aircraft Rescue and Fire Fighting Facility (ARFF)	<i>Ewing Township Scotch Road Block 20.01, Lot 21</i>
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Developer/ Applicant: *Trenton-Mercer Airport, County of Mercer*

Trenton-Mercer Airport (TTN) is a public-use airport located in Ewing Township, New Jersey and is owned and operated by Mercer County. The airport has two runways, Runway 6-24 and Runway 16-34, and associated taxiways and infrastructure. It covers approximately 1,300 acres and is located four miles northwest of the City of Trenton. The airport offers commercial service by Frontier Airlines and serves a large number of General Aviation aircraft.

As part of the planned improvements for the airport, the County will relocate the old Aircraft Rescue and Fire Fighting Facility and construct a new modern Aircraft Rescue and Fire Fighting Facility. The existing ARFF building has numerous deficiencies when compared to the design standards listed in FAA AC 150/5210-15A, Aircraft Rescue and Firefighting Station Building Design. At approximately 5,000 SF, the ARFF building is undersized for the current Airport size and operations, and cannot house all of the ARFF vehicles.

Relocation of the ARFF building will allow for the construction of a new ARFF building that meets current standards and size/design requirements. The proposed ARFF would have five apparatus bays, allowing all ARFF vehicles to be housed in a controlled environment and ready to respond in all weather conditions. The new facility would be located off Scotch Road and have a direct connection to the County Highway.

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.