

LAND DEVELOPMENT COMMITTEE

September 13, 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# 23-208	E. Broad Street Parking Improvements Site Plan	<i>Borough of Hopewell 46 E. Broad Street Block 29, Lot 11</i>

Developer/ Applicant: *PHDO Property Purveyors LLC*
 Engineer: *Theodore Bayer, PE, Bayer-Risse*
 Attorney: *Corveleyn Law Firm*

APPROVED WITH CONDITIONS The subject property is located on an approximately 9,775 SF lot in Hopewell Borough. The project is located along Princeton Ave and E Broad Street which are both under the jurisdiction of Mercer County. The site is improved with an existing building, parking area, sidewalk and other improvements. The applicant is at this time proposing to renovate the existing building in order to accommodate a medical office and second floor apartment. The project requires the modification of the existing parking lot to move it closer to the building and be ADA compliant.

2. Minor Subdivision MC# 23-609	22 Borden Ave Minor Subdivision Minor Subdivision	<i>Township of Hamilton 22 Borden Avenue Block 2313, Lot 4</i>
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Developer/ Applicant: *Prentice Ames*
 Engineer: *Matthew R. Wilder, PE, Morgan Engineering & Surveying, LLC*
 Attorney: *H. Benjamin Sharlin, Esq., Sharlin Law*

APPROVED The subject property is an approximately 0.4 acre lot located along Borden Ave in Hamilton Township. Borden Ave is not under County jurisdiction. The property is currently improved with a single-family home and associated improvements.

Applicant is at this time proposing to subdivide the residential lot into two new lots (Lot 4.01 and 4.02). Lot 4.01 would be approximately 7,350 SF in size while Lot 4.02 would be approximately 10,357 SF in size. A new 2 story dwelling is also proposed in the future.

3. Site Plan **N. Olden Ave McDonalds** *Township of Ewing*
MC# 23-411 **Site Plan** *1885 N. Olden Avenue*
Block 234.01, Lot 2

Developer/ Applicant: *McDonald's USA, LLC*
Engineer: *Michael Jeitner, PE, Bohler Engineering*
Attorney: *Keith A. Davis, Esq., NDG Legal*

APPROVED WITH CONDITIONS The subject property is located on an approximately 2.55 acre lot along N Olden Ave in Ewing Township. The site is currently developed with a McDonald's Fast-Food restaurant and associated improvements. The applicant is at this time proposing to modify the drive-thru configuration for the McDonald's site in order to convert the single point drive-thru configuration into a dual drive-thru configuration. According to the applicant this will increase the flow of traffic and enhance vehicle and pedestrian safety.

4. Major Subdivision **Parkway Town Center Subdivision** *Township of Ewing*
MC# 23-412 **Major Subdivision** *Parkway Avenue*
Block 343, Lot 1.01

Developer/ Applicant: *Parkway Town Center LLC*
Engineer: *Mark Janiszewski, PE, Colliers Engineering & Design*
Attorney: *Frank Petrino, Esq., Eckert Seamans*

APPROVED The subject property in question is the Parkway Town Center along Parkway Ave in Ewing Township. The site was formerly the location of a GM vehicle assembly plant until the recent Town Center redevelopment. The site has previously been approved by the County Planning Board as well as Township boards in 2016 (MC#16-409, MC#16-41 MC#16-409, MC#16-410) and is subject to a Developer Agreement for the overall construction of the project. The project was brought heard most recently by the County in 2021 for minor modifications to the project (MC#16-409R2021).

At this time the applicant is proposing to subdivide Lot 1.01 into 12 separate lots for financial purposes. There are no proposed site changes with this subdivision application.

5. Site Plan **TLC Lower Ferry Homes** *Township of Ewing*
MC# 23-413 **Site Plan** *Lower Ferry Road*
Block 364.01, Lots 22.01 – 22.04

Developer/ Applicant: *Homes by TLC, Inc.*
Engineer: *Joseph Mester, PE, Trenton Engineering Co., Inc.*
Attorney: *Dino Spadaccini, Esq., Spadaccini Law Firm*

MOVED TO OCTOBER MEETING The subject property is located on an approximately 4 acre lot in Ewing Township. The property is located along Lower Ferry Road (CR 643) which is under the jurisdiction of Mercer County. The site currently has an older residential structure with secondary storage structures located at the southeast corner of the lot. An existing stone driveway serves these structures and extends to Lower Ferry Road. The site is naturally divided by the Shabakunk Creek which flows to the south.

The project is a revision to a previously approved subdivision and site plan. The prior plan proposed 4 single-family homes. The applicant is now proposing 4 duplex homes for a total of 8 residential units on the 4 acre lot. The prior proposal proposed individual driveways for each of the four single family homes sharing one entrance onto Lower Ferry Road. The new design proposes one common driveway and one access point to the County Road. A total of 16 parking spaces will be created as part of the proposed project. Applicant is proposing to add 14,664 SF of new impervious surfaces and a total of 7,897 SF of total Motor Vehicle Surfaces.

6. Site Plan
MC# 23-415

**Parkway Ave Fueling Station
Site Plan**

*Township of Ewing
1252 Parkway Avenue
Block 364, Lot 73*

Developer/ Applicant: *Investor Management LLC*
Engineer: *Eric Hough, PE, Bertin Engineering*
Attorney: *Bisgaier Hoff, LLC*

APPROVED WITH CONDITIONS The subject property is an approximately 0.7 acre parcel is located along Parkway Ave in Ewing Township. The site is currently developed with a gas station and associated improvements. The site has been vacant for several years and at this time the applicant is proposing a new gas station to replace the former. The applicant also proposes to convert the former existing building which served as a service station with repair bays, into a convenience store and provide 12 parking spaces.

Applicant is not increasing impervious area by more than 0.25 acres and is not disturbing more than an acre of land so this project is not defined as a "Major Development" by NJAC 7:8.

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.