

LAND DEVELOPMENT COMMITTEE

October 11, 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# 23-414	Delaware Heights Site Plan	<i>Township of Ewing 2201 Scenic Drive Block 423.03, Lot 225</i>

Developer/ Applicant: *Atlantic Realty Development*
 Engineer: *Scott H. Turner, PE, Menlo Engineering Associates*
 Attorney: *Frank J. Petrino, Esq., Eckert Seamans*

Property is question is an approximately 32.5 acre tract of land located in Ewing Township. The location is part of a larger apartment complex and is improved with apartment buildings, parking areas, lighting, landscaping and other associated improvements. Applicant is at this time proposing to construct a 3-story, 8,530-SF clubhouse building. In addition to community facilities, the new building will contain 6 new apartments. A new parking lot containing 26 spaces will be constructed adjacent the building and a modification to an existing lot will be made that nets an additional 9 spaces. Applicant is disturbing 1.55 acres and will increase impervious by approximately 28,300 SF. Motor vehicle surfaces will increase by approximately 13,000 SF.

2. Site Plan MC# 23-805	QTS Site Improvements Site Plan	<i>Township of East Windsor 159 Princeton Hightstown Road Block 63, Lots 6, 8, 9, 10.03, 10.04, 51</i>
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Developer/ Applicant: *Robert LaCosta*
 Engineer: *Ralph Petrella, PE, Van Note-Harvey*
 Attorney: *Henry Kent-Smith, Esq., Fox Rothschild*

Subject property is approximately 193 acre site located in East Windsor Township. The project site is currently improved with a large facility structure and two additional buildings totaling a gross floor area of approximately 510,689 square feet and with approximately 709 parking spaces.

The Applicant is at this time proposing to upgrade facilities on the site in two phases and is currently in the process of removing 157,000 square feet of existing floor space as part of its Phase 1 facilities upgrade plan. The present application involves data center upgrades to meet client demands and reposition the property for future data center uses. Upon completion of the proposed site improvements with this Phase 2 development, the site will contain 360,031 square feet of building area, thus reducing the total building area by approximately 150,000 square feet.

The Phase 2 improvements will also reduce total parking from 709 existing parking stalls to 671 stalls. The property has a signalized access point off Princeton Hightstown Road, a direct access driveway east of the signal, and via two access points along One Mile Road. As part of this redevelopment, access to Princeton-Hightstown Road would be reconfigured and a new security entrance would be constructed to manage traffic. A small ride-share drop off area would also be constructed near the security entrance. Approximately 12.3 acres of land would be disturbed though with the demolition of existing building and parking surfaces, impervious coverage will decrease by approximately 0.3 acres.

3. Site Plan & Major Subdivision **ER/UDC West Windsor** *Township of West Windsor*
MC# 22-702 & 22-703 **Site Plan & Major Subdivision** *332 Hightstown Road*
 Block 47, Lots 2-6

Developer/ Applicant: *ER/UDC West Windsor LLC*
Engineer: *Matthew Kunsman, PE, Bohler Engineering*
Attorney: *Henry Kent-Smith, Esq., Fox Rothschild*

The subject property is an approximately 3.9 acre site located at the intersection of Princeton-Hightstown Road and Southfield Road. The site is currently occupied with 4 single family homes and one 1-story mixed use building including driveways, garages and other site improvements. Applicant at this time is proposing to clear the site and consolidate all lots and then subdivide the lots into two lots.

Proposed Lot 1 is proposed to construct a 5,852 SF QuickChek convenience store with fuel sales with associated parking, sidewalks, driveways, stormwater and utility improvements. Proposed Lot 2 is proposed to construct a 4,541 SF restaurant with drive-thru and associated parking, sidewalks, driveways, stormwater and utility improvements.

Site access is proposed via one right-in/right-out driveway and a second, full ingress/right turn egress driveway along Princeton-Hightstown Road with secondary access via a right-in/right-out driveway along Southfield Road and two full-movement driveways on McGetrick Lane.

Proposed stormwater conveyance systems will collect the runoff from the proposed building and impervious areas via inlets, manholes, porous pavement, porous concrete, and storm sewer piping, and redirect it to the proposed basins throughout the site. The construction of the proposed improvements will require approximately ± 4.62 acres of land disturbance and will create approximately ± 2.899 acres of impervious coverage on the site.

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.