





# LAND DEVELOPMENT COMMITTEE

## November 08, 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  
 Jason Mildenberg on behalf of 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# 23-413	<b>TLC Lower Ferry Homes</b> <b>Site Plan</b>	<i>Township of Ewing</i> <i>Lower Ferry Road</i> <i>Block 364.01, Lots 22.01 – 22.04</i>

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

**APPROVED WITH CONDITIONS** 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.

2. Site Plan MC# 23-416	<b>Sullivan Way Pump Station</b> <b>Site Plan</b>	<i>Township of Ewing</i> <i>252 Sullivan Way</i> <i>Block 341, Lots 1 &amp; 15</i>
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Developer/ Applicant: *Ewing-Lawrence Sewerage Authority*  
 Engineer: *Dennis Yonder, Remington & Vernick*

**APPROVED WITH CONDITIONS** The subject property consists of two lots, one lot which ELSA owns and is the location of an existing pump station and one Lot owned by the State of NJ School for the Deaf. Ewing-Lawrence Sewerage Authority (ELSA) is at this time proposing to replace the existing sanitary sewer pump station on the lot adjacent to the existing station. The proposed pump station will be one-story (above grade) and approximately 1,115 SF. The existing pump station infrastructure is past its useful life and is currently undersized for the current sanitary demand.

3. Subdivision  
MC# 23-806

**Bank Street Village  
Subdivision**

*Hightstown Borough  
N Main Street & Academy Street  
Block 21, Lots 1-13, 20 & 26  
Block 30, Lot 1-7 & 10-13*

Developer/ Applicant: *3PRC, LLC*  
Engineer: *Mark Lescavage, Colliers Engineering*  
Attorney: *Peter S Wersinger III, PRC Group*

**APPROVED** The subject property is an approximately 8.8 acre lot bounded by North Main Street, Bank Street and North Academy Street in the Borough of Hightstown. The Bank Street Village project was previously approved by the County in 2020 (County Application MC#20-805 & 20-806).

The project site is comprised of twenty-six (26) separate lots and one undeveloped (paper) street (apportion of Mechanic Street) to be vacated by the Borough of Hightstown. The purpose of the subdivision is to reassemble and consolidate the Property into three (3) new Lots.

Proposed new "Block 21, Lot 1.01," would consist of 185,666± SF or 4.262± acres; (2) proposed new "Block 30, Lot 1.01," would consist of 146,402± SF or 3.361± acres; (3) and proposed new "Block 30, Lot 13.01," would consist of 43,560± SF or 1.000± acres. New Block 21, Lot 1.01 and new Block 30, Lot 1.01, together with the vacated portion of Mechanic Street (which, when vacated, will add 9,140± SF or 0.210± acres to proposed new Block 30, Lot 1.01) are sometimes referred to collectively as the "Bank Street Village Redevelopment Site," and proposed new Block 30, Lot 13.01 is sometimes referred to as the "Municipal Firehouse Lot.

Although Major Site Plan Approval remains in effect for the property, the subdivision approval has expired and an extension thereof was not sought by the applicant because of the extenuating circumstances associated with the impacts of COVID-19 pandemic and protracted complex litigation with the Applicant's former minority member, which was resolved and fully implemented in November of 2022. The current application is also different than the previous approval and will subdivide the lots into 3 as opposed to 2 in the previous approval.

4. Site Plan  
MC# 23-610

**Hamilton Storage, LLC  
Site Plan**

*Hamilton Township  
1524 Kuser Road  
Block 2163, Lots 22, 23 & 24*

Developer/ Applicant: *Hamilton Storage, LLC*  
Engineer: *Christopher Muldoon, Bogia Engineering*  
Attorney: *Tyler Prime, Prime & Tuvel, LLC*

**APPROVED WITH CONDITIONS** The subject property is approximately 4.92 acres in size and located along Kuser Road, just west of the intersection with White Horse Ave. Currently, the site is partially developed with three small residential buildings in the southern side and covered by grass, trees, and woods in the north of property. The adjoining property to the east of the site is an office complex while to the west are residential properties.

Applicant is at this time proposing to construct a 122,400 SF, 3-story climate controlled indoor self-storage facility along with other associated improvements. There are approximately 45 exterior doors provided to access storage units; the remaining units are accessed by individual interior doors.

Kuser Road is a two-lane roadway under Mercer County ownership. Applicant is proposing access to the facility will be provided via a full-movement-in & right turn-out-only driveway on Kuser Road. A gate will restrict access to the site between the hours of 7:00 A.M. to 9:00 P.M.

The total limit of disturbance of the proposed project is 3.08 ac, from which 1.98 acres would be impervious surface (i.e., building and other paved areas). Stormwater for the site will be managed through three stormwater BMPs placed on the east and west sides of the proposed building.

*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.*