

LAND DEVELOPMENT COMMITTEE

December 13th, 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. Subdivision MC# 23-503	2181 Brunswick Pike Subdivision	<i>Township of Lawrence</i> <i>2181 Brunswick Pike</i> <i>Block 1504, Lots 1, 2 & 3</i>
------------------------------	--	---

Developer/ Applicant: *Venkata Surya Akella & Purnima Kothapalli*
 Engineer: *Keller Engineers of New Jersey, LLC*
 Attorney: *Kevin Diduch, Esq. KDL Law Group, LLC*

The subject property consists of three lots located along Route 1 (aka Brunswick Pike) totaling approximately 17,955 SF. Applicant is proposing a lot line redraw that will consolidate the three lots into two new lots. Following the subdivision, Lot 1.01 will be approximately 7,980 SF in size while Lot 1.02 will be approximately 9,975 SF in size. The existing dwelling at 2191 Brunswick Pike will be retained and one (1) new Single Family Detached House will be constructed.

2. Subdivision MC# 23-504	Church of Saint Ann Subdivision	<i>Township of Lawrence</i> <i>16 Eldridge Ave</i> <i>Block 2313, Lots 1.01, 4-12, 53 & 54</i>
------------------------------	--	--

Developer/ Applicant: Church of Saint Ann
 Engineer: *Craig W Stratton, Trenton Engineering*
 Attorney: *Dolores R. Kelley, Esq. Stark-Stark*

The subject property consists of several lots and is approximately 3.5 acres in size. The site is improved with several buildings including 2 residential detached homes, a commercial (pharmacy) building and a church. Additional improvements include parking lots, walkways, landscaping and other hardscaping areas.

At this time, the Church proposes to subdivide the property in a manner to permit the house, its driveway and lawn areas to be situated on a lot of approximately 4,915 SF. Applicant is also proposing to convey the storage area to the owner of the Pharmacy property and consolidated into the Pharmacy lot (10,973 SF). A small remainder of land would be transferred to the church lot which would increase in size from approximately 3.4 acres to 3.5 acres. No new construction is proposed at this time.

3. Site Plan MC#23-904	11 Applegate Drive Warehouse Site Plan	<i>Robbinsville Township</i> <i>11 Applegate Drive</i> <i>Block 41.03, Lots 3.01</i>
---------------------------	---	--

Developer/ Applicant: *Prologis, L.P.*
 Engineer: *Joshue M Sewald, Dynamic Engineering*
 Attorney: *Christopher DeGrazia, Faegre Drinker Biddle & Reath*

The subject property is an approximately 23-acre site within the Northeast Business Park in Robbinsville Township. The site is currently improved with a 292,700 SF warehouse building and associated improvements. Applicant at this time proposes to construct a 68,400 SF building expansion to the existing warehouse building (65,184 SF of warehouse and 3,216 SF of office) and associated site improvements, including a driveway to West Manor Way.

Final building is proposed to be sized at 361,100 SF, inclusive of 12,416 SF of office space. Access to the site is currently provided via two (2) existing full-movement driveways along Applegate Drive. It is proposed to maintain the existing access points and construct a new full movement driveway along West Manor Way.

Runoff generated on the site will be handled by Detention Basin No. 2 located within the Northeast Business Park. The proposed basin is located to the east of the site and has been previously designed and approved to handle the runoff from the site at full buildout.

4. Subdivision & Site Plan
MC#23-905 & 23-906

Gordon-Simpson Development

*Robbinsville Township
Route 130 & Gordon Road
Block 21, Lots 27.01 & 27.02
Block 26, Lots 6.02, 6.03 & 6.04*

Developer/ Applicant: *Sharbell Gordon, LLC*
Engineer: *Jeffrey Haberman, Dynamic Engineering Consultants, PC*
Attorney: *Frank Petrino, Ecker Seamans*

The subject property consists of several lots with a total size of approximately 32.2 acres and is within located along Route 130 and Gordon Road. The parcels are presently partially cleared and developed with two (2) wet pond basins that were previously designed and constructed to service the greater Gordon-Simpson Tract. The Gordon-Simpson Tract was previously heard and approved by the County for Phase 1A, 1B, 2A, 2B & 3A (MC#06-913 & MC#12-903) as well as Phase 3B & 3C (MC#14-900 & MC#15-904). A portion of the originally approved development program has since been constructed. Specifically, 16 townhomes, 30 condominiums, and 134 single-family homes have been constructed at the time of this report

The proposed project scope consists of re-subdividing and developing the parcel with retail uses on the Commercial Redevelopment Parcel (approximately 17,000 SF market and 2,500 SF quick service restaurant), 206 residential apartment units on the Apartment Redevelopment Parcel, and 100 stacked townhome units on the Stacked Townhouse Redevelopment Parcel. Additional improvements include associated parking, loading, lighting, landscaping, grading, walkways, driveways, utilities, and other site improvements.

In regards to the subdivision portion of this application, applicant proposes to subdivide the subject property to consist of the 2,524 SF quick-service drive-thru restaurant and 17,000 SF of retail on the westernmost property north of Gordon Road, 106 senior living units and 100 multi-family units on the easternmost property north of Gordon Road, and 100 multi-family units on the property south of Gordon Road.

Access to the commercial property is proposed to be provided via a right turn in/right turn out driveway along Route 130 northbound and a full movement driveway along Gordon Road. Access to the residential property north of Gordon Road is proposed to be provided via two (2) full movement driveways along Gordon Road. Cross-access between the two properties north of Gordon Road is proposed. Access to the residential property south of Gordon Road is proposed to be provided via a full movement driveway along Gordon Road. Additionally, cross-access to the recently constructed residential portion of the subject development is proposed, which provides access to additional full movement access points along Gordon Road.

Presently, a majority of stormwater runoff generated on the subject site is tributary to two aboveground stormwater management wet pond basins. Wet Pond 2 is located at the north portion of the redevelopment area and Wet Pond 3B is located at the south portion of the redevelopment area. These basins were previously designed and constructed as part of the Gordon-Simpson Tract improvements. Wet Pond 2 manages rainfall that occurs northeast of Gordon Road, while Wet Pond 3B manages rainfall that occurs southwest of Gordon Road.

These existing wet pond basins were designed to meet flow reduction requirements based on the previously existing conditions for the Gordon-Simpson Tract. At that time, the two wet ponds were designed with the concept of a future development. Wet Pond 2 was designed to manage stormwater runoff from the corner commercial pad, future Project Freedom and the Continuing Care Retirement Community (CCRC) development area with a built out to the Township's maximum allowable impervious area of 65%. Wet Pond 3B was designed to manage stormwater runoff associated with residential and retail use on the southern half of the site.

The proposed stormwater management system includes one (1) bioretention basin, two (2) bioretention basins with underdrains, one (1) infiltration basin, and three (3) pervious pavement systems, in addition to the two (2) existing wet ponds with permanent pools, in order to meet the stormwater management requirements, set forth by the Township of Robbinsville and NJAC 7:8.

5.	Major Subdivision MC#23-907	Woodmont Robbinsville Major Subdivision	Robbinsville Township Sharon Road & Gordon Road
----	--------------------------------	--	--

*Block 26, Lots
14.01, 14.02 14.03, 14.04,
14.05, 33 & 16.01*

Developer/ Applicant: Woodmont Properties c/o Oak Leaf Financial, LLC
 Engineer: *Kelley O'Such, ELP- Inc.*
 Attorney: Sharkey & Campisi c/o Jeffrey Campisi

The subject property consists of several lots totaling approximately 39.21 acres. The site is situated to the northwest of the intersection of Gordon and Sharon Road in Robbinsville Township. Lots 14 and 16 consists mostly of undeveloped land containing freshwater wetlands and a few existing structures accessed via compacted stone drives with paved aprons connected to Sharon Road. Lot 33 consists of an existing single-family residence and associated site improvements including a paved driveway connected to Gordon Road.

Applicant proposes to subdivide three of the existing lots into a six-lot cluster development and one open space conservation lot. Applicant also proposes to construct 5 new single-family dwellings. Access is proposed to each lot via paved driveways to Gordon Road. Project also proposes to widen the existing Gordon Road cartway to a 15-foot half width and construct new curb and 4-foot wide pervious pavement sidewalk. Total impervious surface will increase by 5,897 SF. Total motor vehicle surfaces will increase to 13,000 SF.

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.