

LAND DEVELOPMENT COMMITTEE

August 10, 2016

Present: _____ Vacant
 X Bill Agress, Vice-Chairman, Mercer County Planning Board
 X Leslie R. Floyd, Planning Director, Mercer County Planning Division
 X Greg Sandusky, Mercer County Engineer
 X Alternates

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
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1. Site Plan & Minor Subdivision MC #16-500	Lidl Discount Supermarket	Lawrence Township 4100 Quakerbridge Rd. (CR#533) Block 4202, Lot 1.02
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Approved with conditions: Minor Subdivision of a 14.293 (ac) lot into two (2) new lots. Lot A = 4.689 (ac) & the remainder area = 9.604 (ac). Site Plan for construction on new Lot A of a 35,962 (sf) grocery store with 156 parking spaces and 25 banked parking spaces.

2. Site Plan MC #16-501	Albon Holdings	Lawrence Township 2630 Brunswick Pike Block 2206, Lot 3.03
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Approved: Development of one hundred sixty eight (168) new parking spaces for new car storage at the existing Haldeman Lexus of Albon Holdings LLC dealership.

3. Subdivision & Site Plan MC # 16-408	Bregenzer Properties LLC	Ewing Township 102 Walters Avenue Block 590, Lots 1, 2, 19-21
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Approved: Lot consolidation of existing lots into new Lot 1.01 = 28,112.7 (sf) and site plan to construct a 7,000 (sf) office/warehouse building with 7 parking spaces.

4. Site Plan MC #16-608	LNA Real Estate LLC	Hamilton Township 3503 Quakerbridge Road Block 1521, Lot 110
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Approved with conditions: Demolition of an existing dwelling on a 13,900.53(sf) lot for construction of a new 2,386(sf) dentist office with 14 parking spaces.

5. Site Plan MC #16-609	PSE&G Hamilton Substation Upgrades	Hamilton Township 1910 East State St. (CR #535) Block 1642, Lot 1
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Approved with conditions: PSE&G plans to alleviate the demand and strain on the existing 26kV network & upgrade to a more robust 69kV network. Improvements to the existing 26kV switchyard will include the demolition of the existing substation and the development of the open lawn area to upgrade the station. Construction includes the installation of a 37' by 73' switchgear building, lighting power transformers, lighting mast and security fencing.

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6. Minor Subdivision MC # 16-306	Grant Homes Cleveland, LLC	Princeton 75 Cleveland Lane Block 4.01, Lot 5
Approved: Minor subdivision of a 45,208 (sf) lot with an existing structure into two new residential lots. Lot 5.01 = 23,424 (sf) & Lot 5.02 = 21,784 (sf).		
7. Minor Subdivision MC #16-202	Todd M. Cohan	Hopewell Borough 71 East Prospect Street Block 36, Lot 8
Approved: Minor subdivision of an existing 37,104 (sf) lot with an existing commercial/residential building to create one (1) new Lot 8.02 = 14,628 (sf) to be used for construction of a new residential dwelling of 3,553 (sf) with access on Second Street within Hopewell Borough.		

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.