

LAND DEVELOPMENT COMMITTEE
September 14, 2016

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

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
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1. Site Plan & MC #16-409	Parkway Town Center	Ewing Township 1445 Parkway Avenue (CR #634) Block 343, Lot 1.01
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Approved with conditions: Preliminary Site Plan approval for a five (5) phase mixed-use development consisting of 1,182 residential dwelling units (apartments and townhouses), 109,102 (sf) of retail space, 12,600 (sf) of office space and 32,000 (sf) of self-storage space for use by the residents. Site access is proposed via three driveways along Parkway Avenue and an access drive along the proposed extension of Silvia Street. The property is currently the decommissioned General Motors manufacturing plant. Applicant is also requesting Final Site Plan approval for Phase 1 which consist of 24 1-bedroom units (1 affordable), 106 2-bedroom units (15 affordable), 34 3-bedroom units (6 affordable) for a total of 164 units (22 affordable).

2. Subdivision MC #16-410	Parkway Town Center Subdivision	Ewing Township 1445 Parkway Avenue (CR #634) Block 343, Lot 1.01
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Approved: Applicant is seeking subdivision approval to divide the premises into two (2) lots, Lot 1.01 = 75.995 (+/- ac) and Lot 1.02 = 2.280 (+/- ac).

3. Site Plan MC #16-609B	QuickChek (Food Store with Fuel Sales & Retail)	Hamilton Township 700 & 720 Sloan Avenue (CR #649) Block 1518, Lots 6, 6.01 & 7
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Approved with conditions: Construction of 5,700 (sf) dual entrance QuickChek Food Store, a gas canopy with (16) fueling positions for fuel sales and an 18,346 (sf) retail building for seven (7) tenants.

4. Site Plan MC #16-502	Hilton Garden Inn	Lawrence Township 1300 Lenox Drive Block 5101, Lot 19
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Approved with conditions: Construction of a 65,000 (GFA) Hilton Garden Inn Hotel with 107 guest rooms, restaurant, meeting room, fitness center and 125 parking spaces.

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5. Minor Subdivision MC # 16-906	QuickCheck Minor Subdivision	Robbinsville Township Robbinsville-Allentown Road (CR #526) Block 38.01, Lot 15
Approved: Subdivision of a vacant 4.928 (ac) lot into two (2) new lots. Lot A = 3.478 (ac) & Lot B = 1.450 (ac).		
6. Site Plan MC # 16-905	QuickCheck (Service Station with Convenience Store)	Robbinsville Township Robbinsville-Allentown Road (CR #526) Block 38.01, Lot 15
Approved with conditions: Construction of a 5,496(sf) QuickCheck Food Store, fuel canopy with sixteen (16) fueling positions, 53 parking spaces and stormwater management facilities.		
7. Site Plan MC #16-207	Technology Center of Princeton (Parking Modifications)	Hopewell Township 330 Carter Road (CR #569) Block 40, Lot 14.03
Approved: Applicant proposes to restripe the existing parking lot to increase the site's total parking capacity by 79 spaces.		
8. Site Plan MC #16-208	Technology Center of Princeton (Parking Modifications Phases 2 & 3)	Hopewell Township 330 Carter Road (CR #569) Block 40, Lot 14.03
Approved with conditions: Applicant proposes a two (2) phase parking expansion to accommodate a fully occupied 330 Carter Road building. In total, the project will add 375 surface parking spaces for a total of 893 spaces and two (2) new stormwater management basins.		
9. Site Plan MC #16-307	Blue Point Grill	Princeton 254-258 Nassau Street Block 30.02, Lots 78 & 92
Approved: Construction of a (2) story addition providing 24 additional seating and 28 additional seasonal seats. Additional parking is provided in the 18 space off-street area of which 13 spaces require signage as approved by Princeton.		
10. Subdivision MC #16-704	Penn Lyle Major Subdivision	West Windsor Township 111 Penn Lyle Road Block 16.11, Lot 14
Approved: Subdivision of an 8.574 (ac) vacant lot into three (3) new lots. Lot A = 0.951(ac) & Lot B = 0.952(ac) both for proposed residential use & Lot C = 6.671 (ac) conservation lot.		

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.