

LAND DEVELOPMENT COMMITTEE

February 14, 2024

- 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>
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| 1. Minor Subdivision
MC#24-200 | Elm Ridge Road Subdivision | Hopewell Township
23 Elm Ridge Road
Block 43.24, Lot 27.03 |
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Developer/ Applicant: *Robert E. Marquis, Marquis Construction*
Engineer/ Firm: *Joseph Mester, Trenton Engineering*
Attorney: *Ryan Kennedy, Stephens & Lee*

APPROVED WITH CONDITIONS The subject property is an approximately 7.12 acre site located off Elm Ridge Road. The site is currently improved with an existing single family home, shed, driveway and other improvements. Applicant is at this time proposing to subdivide the property into two separate lots and construct a single-family home on the newly subdivided lot without a home (proposed lot 27.05).

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| 2. Minor Subdivision
MC#24-500 | 119 Federal City Road Subdivision | Lawrence Township
119 Federal City Road
Block 4401, Lot 9.01 |
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Developer/ Applicant: *Stefani DeClercq*
Engineer/ Firm: *Joseph Mester, Trenton Engineering*
Attorney: *Jonathan E. Mayer, Stephens & Lee*

APPROVED The subject property is an approximately 10.439 acre lot located off Federal City Road and Denow Road. The site is currently improved with a single family home, driveway and parking areas, sheds an in-ground pool and other improvements. Applicant is proposing to subdivide out two additional lots from the existing site, bringing the total number of lots to 3.

The existing lot would be reduced in size to 8.439 acres while new lot 9.012 and new lot 9.013 would both be exactly 1 acre in size. All driveways would remain with the existing lot but the existing pool would be subdivided to Lot 9.013 and the shed would be subdivided to Lot 9.012.

**3. Site Plan
MC#24-600**

East State Street Rivian

**Hamilton Township
2144 East State Street
Block 1588, Lots 3 & 4**

Developer/ Applicant: *Shibber Khan, Criterion Group*
Engineer/ Firm: *Edward Wilkes, Ware Malcomb*
Attorney: *Steven P. Gouin, GHC Law*

APPROVED WITH CONDITIONS The subject property is approximately 8.43 acres in size and currently consists of predominantly open space grass areas. The site previously contained several industrial buildings which have since been demolished and replaced by large gravel parking area. The site is bounded by East State Street to the southeast, an industrial building to the southwest, Amtrak Rail Lines to the northwest and an industrial building to the northeast.

The applicant is now proposing to redevelop the site and construct an approximately 34,800 SF electric vehicle dealership and maintenance facility along with 74 off-street parking spaces and 339 vehicle storage spaces. Applicant is also proposing to construct landscaping, lighting, hardscaping and stormwater maintenance improvements. The project is considered a “Major Development” under NJAC 7:8 and is subject to the state’s water quantity, quality and groundwater recharge requirements. Applicant is proposing several improvements including small-scale bioretention basins.

Applicant has approximately 1,350 linear feet of frontage along East State Street (County Road 535). The site also sits at the intersection of East State Street and Sculptor’s Way. On-street parking is permitted in both the northbound and southbound directions within the current roadway cartway area and the County has recently installed a bicycle lane along East State Street in front of this property. Applicant is proposing access to the site via two full-movement driveways.

**4. Site Plan & Subdivision
MC#23-611 & 23-612**

Woodspring Suites Hamilton

**Hamilton Township
700-720 Sloan Ave
Block 1518, Lot 6**

Developer/ Applicant: *Posh Hospitality Development, LLC*
Engineer/ Firm: *M.E. Jeitner, Bohler Engineering*
Attorney: *Alend C. Hyatt, Parker McCay*

WITHDRAWN TO MARCH BY REQUEST OF APPLICANT The subject property is an approximately 5.12-acre lot located adjacent to the Hamilton Train Station. The site was recently approved by the County Planning Board for a Quickcheck convenience store with fuel sales which has since been constructed and is at this time operational.

Applicant is at this time proposing to subdivide the parcel into two new lots and construct a new 12,165 SF, 4-story, 122 room hotel with associated improvements. The existing Quickcheck would be located on an approximately 2.53-acre lot (Proposed Lot 6.03) while the proposed hotel would reside on an approximately 2.59-acre lot (Proposed Lot 6.02).

Access to the hotel would continue to be shared with the existing Quickcheck. Access to Lot 6 is provided via 1 right-in/right-out driveway and 1 full movement driveway with a left-out restriction along westbound Sloan Avenue (CR 649).

**5. Site Plan
MC#24-601**

Graceway Bible Church

**Hamilton Township
1934 Klockner Road
Block 1924, Lots 14 & 16**

Applicant/Developer: *Graceway Bible Church*
Engineer/ Firm: *Jeffrey Richter, Act Engineers*
Attorney: *Jon E. Mayer, Stevens Lee*

APPROVED WITH CONDITIONS The subject property is approximately 4 acres in size and consists of two lots at the intersection of Whitehorse- Mercerville Road and Klockner Road. Lot 16 is currently improved with the Graceway Bible Church Building, parking lot and other improvements. Lot 14 is home to a former 7-11 convenience store which has since moved locations to across the street. Graceway has since purchased the lot and is proposing to demolish the existing Church entrance off County Route 533 and to reconstruct the existing entrance to Lot 14 (formerly a 7-11 driveway). The church plans to consolidate the lots and use the former 7-11 building for public outreach.

**6. Site Plan
MC#24-700**

400 Steps Apartments

**West Windsor Township
19 Cranbury Road
Block 5, Lot 19**

Applicant/Developer: *400 Steps, LLC*
Engineer/ Firm: *Robert Korkuch, Act Engineers*
Attorney: *Peter G. Licata, Sonneblick, Mehr & Licata*

WITHDRAWN TO MARCH BY REQUEST OF APPLICANT The subject property is approximately 3.85 acres in size and sits adjacent the Northeast Corridor Rail Line. The site is currently developed with two vacant commercial buildings located along the eastely property line that were built in the 90s and abandoned before completion and never occupied. The site has no frontage and therefore no direct access to a public right-of-way. Access is provided through the Ellsworth Shopping Center site via a full movement driveway onto Cranbury Road.

Applicant has received a prior County Planning Board approval for this site in April of 2021 but is at this time modifying the proposal. Original 2021 approval was for proposal that include 4 individual residential buildings with new parking lots and other improvements. That proposal did not advance and was not constructed.

Applicant is at this time proposing to demolish the buildings and redevelop the site with a single multi-family building that will have a footprint of 53,800 SF and contain 180 units. The building would include one ground level of parking and 4 stories of residential over the parking level. Approximately 36 units would be designated as affordable units. Additional improvements include lighting, landscaping, hardscaping, parking improvements and upgraded stormwater facilities. Access is still proposed to go via the Ellsworth site.

Although the proposed changes result in an increase in impervious area, there will be a net decrease in regulated motor vehicle regulated surface due to a large amount of the proposed parking being on the ground floor of the proposed building. Basin B, the existing basin in the northern corner of the property, will be modified and converted into a largescale infiltration basin with an outlet structure to provide peak rate reductions during larger storm events. Additionally, porous pavement is proposed in the parking spaces on the south side of the building.

**7. Site Plan
MC#24-900**

TCSJR Self Storage

**Robbinsville Township
Route 130
Block 29, Lot 2.39**

Applicant/Developer: *TCJSR, LLC c/o Robert Murdza*
Engineer/ Firm: *Ralph Petrella, Van-Note Harvey*
Attorney: *Dino Spadaccini, Spadaccini Law*

APPROVED WITH CONDITIONS The subject property is approximately 2.71 acres in size and is located along Route 130 near the Robbinsville and Hamilton border. Site is currently undeveloped and primarily wooded with meadow areas in between. Applicant is at this time proposing to construct a single three-story self-storage facility on the site. Additional improvements include an asphalt driveway to Route 130, new landscaping and hardscaping, fencing and bicycle rack.

Project will result in approximately 2.68 acres of land disturbance and an increase in impervious surfaces of approximately 1.43 acres. Applicant proposes to construct pervious pavement surfaces with underground stone storage areas around the perimeter of the building and constructing bio-infiltration basin along the southern portion of the access drive. Interior loop drive would be pervious while the main driveway would remain impervious.

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.