

# LAND DEVELOPMENT COMMITTEE

## March 13, 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 &amp; Lot</u>
1. <b>Minor Subdivision</b> <b>MC# 24-602</b>	<b>Yardville Supply</b>	<b>Hamilton Township</b> <b>4351 South Broad Street</b> <b>Block 2614, Lots 142 &amp; 143</b>

Developer / Applicant: *Chris Boyle, CFO, Yardville Supply Company*  
Engineer / Firm: *Ted W. Pivovarnick, Roberts Engineering Group*  
Attorney: *Richard Fornaro, Fornaro Francioso LLC*

**APPROVED WITH CONDITIONS** The subject properties are an existing 1.99-acre lot and adjacent 0.22-acre lot located in Hamilton Township, on South Broad Street between State Route 130 and US-195. This application proposes to transfer 0.21-acres from the larger lot (Lot 143) to Lot 142. Lot 143 is an active gravel storage yard with an outbuilding having entrances on South Broad Street and Oak Lane. The 0.21-acres to be transferred consists of an entrance driveway on South Broad Street. This portion of Lot 143 will consolidate with existing Lot 142, which consists of a restaurant and parking area. The proposed lots will then consist of 1.78-acres and 0.43-acres, respectively.

2. <b>Minor Subdivision</b> <b>File MC# 24-301</b>	<b>Penu Residential Lot Line Adjust</b>	<b>Princeton Township</b> <b>1082 Princeton Kingston Road</b> <b>Block 1502, Lots 2.01 &amp; 2.03</b>
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Developer / Applicant: *Alka Patel Penu, contracted property purchaser*  
Engineer / Firm: *Princeton Junction Engineering*  
Attorney: *Ryan P. Kennedy, Stevens and Lee*

**APPROVED** The subject properties are located in the "Gulick Preserve" along Route 27 South at the far northeast corner of Mercer County. Applicant Alka Patel Penu is the contract purchaser of a currently existing but slightly undersized and nonconforming flag lot on Princeton Kingston Road (Block 1502, Lot 2.03). Created prior to Princeton's current flag lot ordinance, the lot conforms in every way to the current rules except that the flag



5. **Site Plan** **Foundation Academy** **City of Trenton**  
**File MC#24-101** **350 Grand Street**  
**Block 17805, Lot 1**

Developer / Applicant: *Friends of Foundation Academies, Inc.*  
Engineer / Firm: *Jeffrey Haberman, Dynamic Engineering Consultants, PC*  
Attorney: *Frank Petrino, Eckert Seamans Cherin and Mellott, LLC*

**APPROVED WITH CONDITIONS** This 1.8-acre property is located in the Chestnut Park section of Trenton, between Cass and Lalor Streets The applicant proposes to redevelop and repurpose the existing Horsman Doll Factory into a public charter high school. Some portion of structure will remain and be added to, while others are planned for demolition and will be replaced by recreational and parking areas. Additional improvements include landscaping, lighting, and stormwater management facilities.

6. **Site Plan** **Chick-fil-A Route 1** **West Windsor Township**  
**File MC# 24-701** **3499 Route 1-South**  
**Block 7, Lot 59.02**

Developer / Applicant: *Chick-fil-A*  
Engineer / Firm: *Vincent Kelly, Colliers Engineering and Design*  
Attorney: *Duncan Prime, Prime Law*

**APPROVED WITH CONDITIONS** This 3.8-acre site is located within the Windsor Green outdoor shopping center along the Southbound side of Route One, along Emmons Drive. The lot was the site of a hotel which has been demolished. The applicant at this time proposes the construction of a quick-serve Chick-fil-A restaurant with dual drive-thru lanes and a meal ordering/delivery canopied area. Additional improvements include 73 parking spaces, landscaping, lighting, and stormwater management facilities.