LAND DEVELOPMENT COMMITTEE

March 13, 2024

	Present:		Michael E. Shine, Chairman, Mercer County Planning Board		
			Bill Agress, Vice Chairman, Mercer County Plann	ning Board	
			Leslie R. Floyd, Planning Director, Mercer County	y Planning Department	
			Basit A. Muzaffar, Mercer County Engineer		
	Type of Deve	elopment	Name of Development	Municipality / Street / Block & Lot	
1.	Minor Subdiv	vision	Yardville Supply	Hamilton Township 4351 South Broad Street Block 2614, Lots 142 & 143	
1.			Yardville Supply Chris Boyle, CFO, Yardville Supply Cor	4351 South Broad Street Block 2614, Lots 142 & 143	
1.	MC# 24-602	Applicant:		4351 South Broad Street Block 2614, Lots 142 & 143 mpany	
1.	MC# 24-602 Developer / A	Applicant:	Chris Boyle, CFO, Yardville Supply Cor	4351 South Broad Street Block 2614, Lots 142 & 143 mpany ng Group	

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. Minor Subdivision Penu Residential Lot Line Adjust Princeton Township

File MC# 24-301 1082 Princeton Kingston Road

Block 1502, Lots 2.01 & 2.03

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

portion of the lot (which must meet the minimum lot size for the zone without the "pole" portion) is slightly undersized for the zone: .75 acres is required, .708 acres exist. Applicant and the current owner/seller, who is also the owner of the adjacent lot 2.01, have agreed to modify the lot slightly through this lot line adjustment, adding the approximately .032 acres needed to make the lot compliant. With the change, the flag lot will be fully compliant with Princeton's requirements. No new lots are being created—this is simply the adjustment of two existing lots to bring Lot 2.03 into compliance.

3. Minor Subdivision Dubchak Residentail Lot Line Adjust Ewing Township

File MC#24-400 79 Groveland Avenue

Block 122.01, Lots 18 & 19

Developer / Applicant: Oleh and Yuliia Dubchak, Owners

Engineer / Firm: Joseph Mester, Trenton Engineering Co., Inc.

Attorney: N/A

APPROVED The subject properties are located between Moody Park and Route 31. Applicants Oleh and Yuliia Dubchak are the owners of two existing lots – Lot 18 and Lot 19. There is a single family home on Lot 19; the applicants are seeking to build a single family home on Lot 18, a plan which requires that they seek to adjust the lot line between the two lots to accommodate plans for this additional single family home.

4. Site Plan Woodspring Suites Hamilton Hamilton Township File MC#23-612 700-720 Sloan Road Block 1518, Lot 6

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

APPROVED WITH CONDITIONS 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 QuickChek convenience store with fuel sales, which has since been constructed and is at this time operational. Applicant is at this time proposing to construct a new 12, 165 SF, 4-story, 122-room hotel with associated improvements. Access to the hotel would continue to be shared with the existing QuickChek. 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). The applicant is also aware of the County's future intent to remove the left-in movement from the eastern site driveway due to safety concerns.

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.