

LAND DEVELOPMENT COMMITTEE

April 10, 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#24-303 | Lafayette Court Subdivision | Municipality of Princeton
60 Lafayette Court
Block 8601, Lot 8 |
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Developer/ Applicant: Bogy Construction, LLC
Engineer/ Firm: Eric Rupnarain, Goldenbaum, Baill Engineering, Inc.
Attorney: None

APPROVED The subject property is approximately 1.85 acres in size and is located at the end of a private cul-de-sac access drive that comes out to Elm Road. The lot is currently improved with an existing two-story dwelling, pool, deck and other improvements.

Applicant proposes to subdivide the property into two new lots. Proposed Lot 8.01 would be 0.9509 acres in size and retain the existing home, pool and other improvements on the site. Proposed Lot 8.02 is proposed to be 0.8955 acres in size and will include a new home in the future.

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| 2. Minor Subdivision
MC#24-604 | Debbie Tallman Subdivision | Hamilton Township
50 Hughes Drive &
353 Mercer Street
Block 1724, Lot 3 & 47 |
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Developer/ Applicant: Debbie Tallman
Engineer/ Firm: Ted Pivovarnick, Roberts Engineering Group, LLC
Attorney: Dino Spadaccini, Spadaccini Law Firm

APPROVED The subject properties are approximately 4.16 acre in size and both lots are currently improved with single family homes, garages, driveways and other improvements.

Applicant is proposing a new lot line adjustment that will move the lot line. Existing Lot 3 is approximately 1.48 acres in size while the new Proposed Lot 3.01 would be reduced to approximately 0.3455 acres in size. Existing Lot 47 is approximately 2.7172 acres in size while new Proposed Lot 47.01 would be increased to 3.8244 acres in size.

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

Horizon Drive Warehouse

**Hamilton Township
600 Horizon Drive
Block 2612, Lots 5.07**

Developer/ Applicant: *Signature Acquisitions, LLC*
Engineer/ Firm: *J Sewald, Dynamic Engineering Consultants*
Attorney: *Dino Spadaccini, Spadaccini Law Firm*

APPROVED WITH CONDITIONS The subject property is approximately 15.68 acres in size and currently consists of an office building, parking lot, landscaping and hardscaping improvements, open space areas and other improvements. Applicant proposes to demolish all existing improvements and replace the office building with a one-story 170,800 SF warehouse building. Additional improvements would include new lighting, landscaping, grading, walkways, parking, driveways and other associated improvements.

The proposed development will result in a total amount of impervious coverage of approximately 7.55 acres and 3.64 acres of motor vehicle surfaces as well as 10.71 acres of total disturbance. The new development will result in a reduction of 59,242 SF of impervious surfaces.

**4. Site Plan
MC#24-501**

**Lawrenceville School Campus
Drive West Site Plan**

**Lawrence Township
Franklin Corner Road & Rt. 206
Block 5801, Lot 1.02**

Developer/ Applicant: *Trustees of the Lawrenceville School*
Engineer/ Firm: *Mitch Ardman, Reynolds Group*
Attorney: *Thomas Letizia, Troutman Pepper*

APPROVED WITH CONDITIONS The subject property is an approximately 292 acre site located at the intersection of Route 206 and Franklin Corner Road (CR 546) in Lawrence Township. The property is currently developed with a boarding school for grades 9-12 and has over 800 students.

The applicant is proposing a project that will alter the loop drive around the perimeter of the Campus. The project's key objective is to provide vehicular circulation away from the campus 'core' to provide a more pedestrian friendly environment and experience.

The Lawrenceville School's existing north campus entry driveway at Route 206 was approved under a prior application and has been largely constructed and anticipated to be completed in 2024. A portion of the existing paved driveway between the Dining and Athletic Center and Woods of the project provides connection between the easterly and westerly perimeter loop road. Upon completion of this proposed project, the campus loop road system and associated perimeter parking will promote pedestrian circulation and diminish vehicular traffic to the center of the campus.

The 'west' loop road will utilize the existing driveway connection on Route 206 that is located across Titus Ave. There will be no improvement within the DOT right-of-way.

No new buildings are proposed and no additional vehicle trips are anticipated. Applicant is proposing approximately 64,000 SF of new impervious surfaces. Total proposed motor vehicle surfaces are proposed to increase by approximately 52,000 SF.

**5. Site Plan
MC#21-708**

**Proposed JDN Enterprise
Warehouse Minor Modification**

**West Windsor Township
399 Princeton-Hightstown Road
Block 22, Lot 5**

Applicant/Developer: *JDN Enterprises, LLC*
Engineer/ Firm: Daniel Sehnal, Dynamic Engineering
Attorney: *Frank J. Petrino*

POSTPONED TO MAY MEETING The approximately 28-acre property is located along the westbound side of Princeton-Hightstown Road (CR 571) just east of Southfield Road. The site is currently undeveloped and is utilized as agricultural farmland and has some wetland areas. The applicant proposes to construct a 325,000 SF warehouse on the site along with new driveways, parking areas, stormwater management improvements, landscaping, lighting and other associated improvements.

This project was originally approved by the Planning Board's Land Development Committee on October 13, 2021 and was subject to several conditions. On December 8th, 2022 the project was issued a Final Approval after all conditions of that approval were met. At this time the applicant is proposing to make modifications to their stormwater management facilities.

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.