

LAND DEVELOPMENT COMMITTEE

May 8th, 2024

Type of Development

Name of Development

Municipality / Street / Block & Lot

- 1. Site Plan**
MC#24-401
- Pennington Road Subdivision**
- Ewing Township**
1894 & 1896 Pennington Road
Block 215, Lot 11,12 & 99

Developer/ Applicant: *PRC Development Group, LLC*
Engineer/ Firm: *Samuel S. Previtera, Taylor, Wiseman & Taylor*
Attorney: *Dino Spadaccini, The Spadaccini Law Firm*

APPROVED The subject property is located along Pennington Road (aka Route 31) in Ewing Township. Applicant is proposing a lot line redraw in which there will be a transfer of land from existing Lot 11 & 99 to Lot 12. Lot 11 and 99 are currently 0.761 acres and 0.487 acres in size respectively while Lot12 is 0.759 acres in size.

Proposed Lot 11.01 will be approximately 21,256 SF in size and proposed Lot 12.01 will be approximately 66,162 SF in size following the lot line redraw and consolidation.

- 2. Site Plan**
MC#24-700
- 400 Steps Site Plan**
- Township of West Windsor**
19 Cranberry Road
Block 5, Lot 19

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

POSTPONED TO JUNE MEETING 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 easterly 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. The 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.

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.