

LAND DEVELOPMENT COMMITTEE

June 12, 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#24-608 | 103 Grandview Avenue Subdivision | Hamilton Township
103 Grandview Avenue
Block 2614, Lots 11, 12 & 13 |
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Developer/ Applicant: *GW Ventures, LLC*
Engineer/ Firm: *Cameron Corini, Roberts Engineering Group*
Attorney: *Jonathan E. Mayer, Stephens & Lee*

APPROVED The subject property is approximately 0.6 acres in size and is located along Grandview Avenue which is under Hamilton Township jurisdiction. Existing Lots 11 & 12 are each 6,500 Square feet and contain a single duplex. Lot 13 is 13,000 square and is presently vacant land. Applicant proposes to consolidate and resubdivide the lots so as to make one 14, 300 square foot lot which shall contain the existing residence (which is being converted to a single-family home) and one 11,700 square foot lot. The 11,700 square foot lot will eventually be developed with a single-family home, but that approval is not being sought at this time from Township. The application sought no new variances from the Hamilton NJ Code, but certain existing non-conformities on the 14,700 lot were approved.

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| 2. Minor Subdivision
MC#24-609 | JP Property Development, LLC | Hamilton Township
42 Potter Avenue
Block 1647, Lots 19 through 26 |
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Developer/ Applicant: *JP Property Development, LLC*
Engineer/ Firm: *Daniel M. Doran, William M. Doran and Sons*
Attorney: *Dino Spadaccini, Spadaccini Law*

APPROVED The subject property is approximately 0.46 acres in size and is located along Potter Avenue which is under the jurisdiction of Hamilton Township. The applicant at this time is seeking a minor subdivision approval to create 3 new residential lots. Proposed Lot 19.01 is a conforming lot in the Township and is proposed to have a new dwelling built on it in the future. That lot is proposed to be approximately 7,000 SF in size. Proposed Lot 19.02 is also a conforming lot under Township code and will encompass the existing dwelling and will be approximately 7,600 SF in size. Proposed Lot 19.03 will require Township variances and is proposed to be 5,410 SF in size.

**3. Minor Subdivision Kingsbury Apartments Minor Subdivision City of Trenton
MC#24-104 107 Market Street
Block 9904, Lot 1**

Developer/ Applicant: *One Cooper Street Redevelopment, LLC*
Engineer/ Firm: *Daphne Galvin, Partner Engineering and Science*
Attorney: *Dino Spadaccini, Spadaccini Law*

APPROVED The subject property is approximately 4.54 acres in size and is located along Market Street in the City of Trenton which is under the jurisdiction of the City. The property contains on the northerly section of the property residential structures known as the Kingsbury Towers. The property contains on the southerly section of the property a series of three-story low-rise residential apartment buildings. The applicant is proposing to subdivide Lot 1 from east to west, along the natural division of the northerly towers to the north and the lowrise development to the south, to create Lot 1.01 and Lot 1.02. Proposed Lot 1.01 would be approximately 70,127 SF in size and Lot 1.02 would be approximately 127,714 SF in size.

**4. Site Plan Baby Pearl’s Child Development Center City of Trenton
& Minor Subdivision 501-513 Calhoun Street
MC#24-105 Blocks 4502 & 4501, Lots 21, 28,29, 30**

Applicant/Developer: *Ezra Resources, LLC*
Engineer/ Firm: *Joseph Mester, Trenton Engineering Co*
Attorney: *Marsha M. Moore, Post Polak*

APPROVED The subject property is approximately 0.25 acres in size and is located along Calhoun Street in the City of Trenton. Calhoun Street is under the jurisdiction of Mercer County. The site contains existing improvements on all lots. Applicant is proposing to consolidate existing lots 28, 29 and 30. As part of the proposed project, applicant is proposing to keep the existing warehouse on existing lot 30 and convert lots 28 and 29 into a Child Development Center. Lot 21 will be used as a playground area for the development center. Applicant is seeking permission to permit a 36 foot long bus drop off area on Calhoun Street.

**5. Minor Subdivision Sullivan Way Subdivision Ewing Township
MC#24-402 208 Sullivan Way
Block 414, Lot 2.01**

Developer/ Applicant: *Homes by TLC, Inc*
Engineer/ Firm: *Joseph Mester, Trenton Engineering*
Attorney: *Dino Spadaccini, Spadaccini Law*

APPROVED WITH CONDITIONS The subject property is an approximately 4.3 acre property located along Sullivan Way in Ewing Township. Sullivan Way is under the jurisdiction of Mercer County. The applicant, Homes by TLC, received a Ewing Township Planning Board approval to subdivide the property. This property contains an existing apartment building and conditional site plan approval has been granted by the County Planning Board for the construction of new townhomes in the rear of the property. The conditional approval is still active, and applicant has not met all conditions for a final site plan approval at this time.

The proposed subdivision will create one lot for the apartments and another lot for the townhome community. All utilities, driveways and parking areas will be shared between the lots through a blanket easement.

6. Site Plan
MC#24-306

PU Schmidt Hall

Municipality of Princeton
Between Washinton Rd & Guyot Lane
Block 45.01, Lot 101

Applicant/Developer: *The Trustees of Princeton University C/O Mark Vincente*
Engineer/ Firm: *Marc Gabriel, Nitsch Engineering*
Attorney: *Christopher DeGrezia, Faegre Drinker Biddle Reath*

APPROVED The subject property is approximately 173,268 acres in size and is known as Princeton University. The project in question involves the renovation of and addition to an existing building known as Guyot Hall which is located along Washington Road. The Site is bounded to the north by Frist Lane, to the south by Goheen Walk, to the east by Washington Road, and to the west by University Health Services. The section of Washington Road within the project area in question is under jurisdiction of the Municipality of Princeton.

The Trustees of Princeton University is proposing a new home for Princeton University’s Computer Science Department, as well as the Center for Statistics and Machine Learning, the Center for Information Technology Policy, and the Princeton Institute for Computational Science and Engineering. Applicant is at this time proposing to renovate the existing building, demolish a part of the building and construct a new addition. Additional improvement will include new walkways, lighting, landscaping, hardscaping and new utilities. The facility will be known as “Eric and Wendy Schmidt Hall” and will serve as a vibrant and interdisciplinary hub for computational thinking at Princeton University (the Project).

The Project will result in approximately 4.75 acres of land disturbance and a net increase in impervious surfaces of approximately 0.3 acres.

7. Site Plan
MC#21-708

JDN Enterprises Warehouse
Minor Revision

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

Applicant/Developer: *JDN Enterprises, LLC*
Engineer/ Firm: *Dynamic Engineering*
Attorney: *Frank J. Petrino, Eckert Seamans Cherin & Mellott, LLC*

APPROVED WITH CONDITION 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 minor modifications to their stormwater management facilities.

**8. 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*

APPROVED WITH CONDITION 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.

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.