

# LAND DEVELOPMENT COMMITTEE

## August 14, 2024

- Present:**
- Michael E. Shine, Chairman, Mercer County Planning Board
  - Bill Agress, Vice Chairman, Mercer County Planning Board
  - Maria G. Connolly, 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>
<b>1. Site Plan MC#24-203</b>	<b>Old Glory Detailing</b>	<b>Hopewell Borough 130 West Broad Street Block 9, Lots 43 &amp; 44</b>

Developer/ Applicant: *Old Glory Detailing and PDR*  
Engineer/ Firm: *Cameron Corini, Roberts Engineering Group*  
Attorney: *Rosalind Westlake, Rosalind Westlake, LLC*

**APPROVED WITH CONDITIONS** The subject property consists of two lots which combined are approximately 1.23 acres in size. The site has historically served as a gas station and then an automotive repair facility. The site is currently improved with a single story masonry building, parking areas, pavement areas and landscaping.

The applicant is proposing to consolidate both existing lots into one lot, dedicate additional right-of-way to the County, add a sight triangle easement, install curb and sidewalk along West Broad Street and install landscaping. The applicant is currently leasing the property and using it for automotive detailing, painless dent removal and window tinting.

<b>2. Major Subdivision MC#24-204</b>	<b>Jay Nearly Subdivision</b>	<b>Hopewell Township &amp; Pennington 51 &amp; 53 Eglantine Avenue &amp; 115 Lewis Brook Road Block 302, Lot 2 (Pennington), Block 46.04, Lots 18 &amp; 8.01 (Hopewell)</b>
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Developer/ Applicant: *Jay Neary*  
Engineer/ Firm: *Frank Falcon, Princeton Junction Engineering, PC*  
Attorney: *N/A*

**APPROVED** The subject property consists of three lots which total approximately 12.98 acres in size and extend across both Pennington Borough and Hopewell Township. Three single-family residential homes exist on the site. The applicant is the owner of all three homes across the three lots.

Lot 2 is located in Pennington Borough and is completely within the Borough, however, the municipal boundary line goes through the existing dwelling. Lot 18 is located in the Township and is a land locked property that gains access through the existing driveway on Lot 2. The driveways have been shared since the 1950s when the dwelling on Lot 18 was constructed. Both houses are connected to the public sewer system that serves Pennington Borough.

The main purpose of the subdivision is to provide roadway frontage to existing Lot 18 and to provide additional lot areas to Lots 2 and 18. This is accomplished by taking land from existing Lot 8.01 and rearranging to provide a better “planned development alternative” for the three lots, while providing road frontage to lot 18 and additional lot area in the area where the municipal boundary line that encroaches into the existing dwelling.

No physical improvements are proposed as part of this project.

**3. Site Plan  
MC#24-308**

**PU Excavation & Geo-Exchange**

**Municipality of Princeton  
Western Way & FitzRandolph Road  
Block 50.01, Lot 18.01**

Developer/ Applicant: *Trustees of Princeton University*  
Engineer/ Firm: *Sandra A. Brock, Nitsch Engineering*  
Attorney: *Christopher Degrezia, Faegre Drinker & Reath, LLP*

**APPROVED** The subject property is approximately 11.01 acres within the larger Princeton University Campus. The site is currently contains two athletic fields with associated facilities including dug-outs, bleachers, sheds, and concession stands which will be demolished.

The scope of the proposed project includes the demolition of the existing softball and baseball fields, excavation of the site, installation of underground geo-exchange wells and the associated geo-exchange piping. This project is planned in two phases to allow use of Clarke Field until its relocation at the end of the 2026 baseball season. Phase 1 is the east side of the site which will be followed by Phase 2 on the west side of the site. Following the project, the site will be restored to a grassed landscaped area. The proposed work within the scope of this application is also in support of future project for the Quantum Institute for Quantum Science and the School of Engineering and Applied Sciences. That project will be submitted to the Board under a separate application and cover.

Applicant is disturbing a total of 11.01 acres of land and as part of this project will reduce impervious surfaces by 53,777 SF.

**4. Site Plan  
MC#24-502**

**Canvas Redevelopment**

**Lawrence Township  
3131 Princeton Pike  
Blocks 3801, Lots 2 & 3**

Applicant/Developer: *Lawrenceville Development Group, LLC*  
Engineer/ Firm: *Louis L. Zuegner, MidAtlantic Engineering Partners*  
Attorney: *Dino Spadaccini, Spadaccini Law*

**APPROVED WITH CONDITIONS** The subject property is approximately 8.57 acres in size and is currently improved with three buildings and associated improvements. The site is located on the northwest quadrant of the intersection of Princeton Pike (CR 583) and Executive Park Plaza in Lawrence Township.

The subject property is currently developed with two 25,000 SF office/medical office buildings on Lot 2 and one 55,000 SF office building on Lot 3. Applicant proposes to raze the existing buildings and construct a five-story residential building and a two-story mixed-use building consisting of 204 residential units and 17,000 SF of retail space in total (“The Project”). A total of 93 1-bedroom units, 105 2-bedroom units and 6 3-bedroom units are proposed along with 369 parking spaces and associated improvements.

The site is located within the Townships’ designated 3131 Princeton Pike Redevelopment Plan area. Access to the site is currently provided and is proposed to remain via one (1) full-movement driveway along Princeton Pike and one (1) right-in/right-out driveway along Franklin Corner Road (CR 546). Princeton Pike is under jurisdiction of Lawrence Township while Franklin Corner Road is under the jurisdiction of Mercer County. Cross access is currently provided to Lots 6, 18, and 19 and is proposed to remain.

Applicant proposes to disturb a total of 8.83 acres of land. Generally, the project site has been designed to collect stormwater in a series of storm sewer inlets and roof leaders to be conveyed via storm sewer pipes and overland flow to one of several surface bioretention basin to meet stormwater runoff quality and/or quantity standards. The road runoff is collected into one of seven small scale bioretention basins with contributing drainage areas less than 2.50 acres. To meet water quantity requirements, runoff from 6.85 acres is collected via pervious / porous pavement and ultimately routed to one proposed stormwater management wet Basin at the front of the site. Runoff from 1.72 acres at the north / rear of the site is collected via pervious / porous pavement and various inlets which ultimately follows the existing drainage pattern of discharging into the lot 6 detention basin. Runoff will be collected via overland flow, building downspouts, roof leaders and a conventional piped stormwater collection system. Time of concentration (TC) was calculated using the McCuen-Spiess method in the post-development condition. The proposed motor vehicle surfaces are first conveyed to various areas of pervious/porous pavement, which are discussed further in a subsequent section. Those in the northern portion of the site are then conveyed into the lot 6 detention basin. Those in the southern portion are then conveyed to the proposed large-scale Bioretention basin. The pervious/porous pavement areas also provide a degree of water quantity control during smaller storm events. Building and lawn areas are considered “clean” and do not require pre-treatment; therefore, these areas are routed directly to the wet Basin.

The proposed bioretention basin is in the southern portion of the site and accepts stormwater runoff from 6.85 acres of the proposed development, of which 5.22 acres is impervious.

***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.***