

LAND DEVELOPMENT COMMITTEE

October 9, 2024

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality / Street / Block & Lot</u>
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1. Subdivision MC#24-309	Princeton Academy of Sacred Heart	Municipality of Princeton 1128 Great Road Block 301, Lots 1, 2 & 3
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Developer/ Applicant: *Princeton Academy of Sacred Heart*
Engineer/ Firm: *Eric Rupnarain, Goldenbaum Baill Engineering*
Attorney: *Robert F. Casey, Prime, Lenox Law Firm*

The subject property consists of (3) existing lots that are owned by the Princeton Academy of Sacred Heart (PASH). 1128 Great Road is the main school property of approximately 43.12 acres. 41 Drakes Corner Road houses a faculty member and family and is approximately 4.78 acres. 73 Drakes Corner road also houses a faculty member and family is approximately 1.74 acres. The applicant is at this time seeking both preliminary and final major subdivision approval to subdivide the (3) lots to create (2) new lots. The new lots are proposed to be as follows:

- Proposed Lot 1.01 is reducing the size of 41 Drakes from 4.78 acres to 4.00 acres.
- Proposed Lot 2.01 is increasing the size of 73 Drakes from 1.74 acres to 3.00 acres.
- Proposed Lot 3.01 will be created along Great Road and will be 4.00 acres in size.
- Proposed Lot 3.02 will be created along Drakes Corner Road and will be 3.00 acres in size.
- Existing Lot 3 (the PASH campus) will be reduced to approximately 36.11 acres.

At this time, there is no proposed development, construction or land disturbance on the new proposed lots 3.01 and 3.02. Upon development of Lot 3.02, the existing driveway accessing PASH from Drakes Corner Road will be moved onto Lot 3. Any utilities on new proposed lots 3.01 and 3.02 will be moved, relocated or accommodated by easements. A small portion of the baseball dugout will be within the setback on proposed lot 3.01. As there is no construction proposed, it is requested that this small portion of the dugout be allowed to remain until such time as construction is performed.

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

**IV1 (Formerly JDN Enterprises) Warehouse
Minor Revision Appeal**

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

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

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. This application returned before the County Planning Board for a minor revision at the June 12, 2024 meeting for which the Board issued a new conditional approval with the condition that the applicant updates their stormwater maintenance manual. Applicant has since updated their stormwater maintenance manual and recorded the revision and County issued a new final approval on August 9, 2024 once applicant met the new condition of approval.

Thereafter, Michael Gan, Esq., representing the Objector, Mercer County Defense League ("MCDL") filed an appeal of the County Planning Board decision to approve the minor revisions to the Applicants plans with the County Board of Commissioners.

Letter briefs from the attorneys and reports from the respective engineers were submitted in advance of the September 10, 2024 hearing before the Commissioners. At the September 10, 2024 hearing, at the suggestion of the parties involved, the Commissioners decided that the parties meet in an effort to resolve their respective differences and thereafter return to the County Planning Board for a follow up meeting on October 9, 2024 with revised Plans so the Board could then decide on what action would be appropriate based on the Plan revisions and all accompanying engineering reports related to the revised Plans.

The Objector's reports were to be filed by September 25, 2024 and the Applicant's reports and the County's reports were to be filed by October 4, 2024. All correspondences and reports have been sent to Board in advance of this meeting for review.

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.