

# MERCER COUNTY PLANNING BOARD

## November 13, 2024

### IN-PERSON MEETING (Hybrid Option)

1440 Parkside Ave., Ewing Township, NJ 08638

7:00 PM

Most up to date meeting links can be found on County Planning Department Site:

<http://www.mercercounty.org/departments/planning/planning-board>

In order to participate by phone, use one of the following phone numbers:

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 880 5029 9996

**Please Note:** Mercer County Planning Board meetings will be primarily conducted in person. While the County offers a hybrid option as a courtesy to applicants and the public, its availability and stability cannot be guaranteed. Please be aware that technical difficulties with the hybrid system may arise unexpectedly.

### AGENDA

#### 1. Statement of Adequate Notice

Pursuant to the Sunshine Law, notice of this meeting as well as the December 2024 and January 2025 meetings were sent to the Trenton Times on October 10, 2024. Notice of this meeting was posted in the County Administration Building on October 10, 2024 and was published in the Trenton Times on October 15, 2024.

#### 2. Attendance Roll Call

Michael Shine	_____	William S. Agress	_____
Kristin L. McLaughlin	_____	Samuel Rubino	_____
Marvin Ross	_____		
Maria Connolly	_____	Basit Muzaffar	_____

#### 3. Approval of Minutes of October 09, 2024

**4. Public Comment**

**5. Old Business**

**5. New Business**

1. Courtesy Presentation from Act Engineers regarding a new NJ Public Health, Environmental & Agricultural Laboratories Expansion (NJPHEAL). The proposed expansion will include additions to floors 1 through 4, the mechanical floor, administrative offices, and the warehouse. NJPHEAL building has indirect access to Bear Tavern Road.
2. Request by Homes by TLC, Inc. (MC#23-417) regarding sidewalk requirement within the Applicant's Conditional Approval Letter.
3. Draft Corridor Enhancement Fee Presentation & Discussion.

**6. Correspondence**

1. Letter from Herald Law Group regarding a "Withdrawal of Neighbor Objections Regarding Approved Warehouse Project Located at: 399 Princeton-Hightstown Road, Block 22, Lot 5 Township of West Windsor, Mercer County, NJ.
2. Transcript of October 09, 2024 Planning Board hearing prepared by Tracy Gribben Transcription, LLC.
3. Hightstown Borough Stormwater Management Plan & 2024 Reexamination Report.

**7. Adjournment**

**- There is no scheduled Land Development Committee meeting for November 13, 2024-**