

LAND DEVELOPMENT COMMITTEE
MARCH 8, 2017

- Present: X Michael E. Shine, Chairman, Mercer County Planning Board
 X Bill Agress, Vice Chairman, Mercer County Planning Board
 X Leslie R. Floyd, Planning Director, Mercer County Planning Division
 X Greg Sandusky, Mercer County Engineer
 X Alternates

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
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1. Site Plan MC #17-202	Princeton Place at Hopewell (Parking Expansion Project)	Hopewell American Boulevard Block 91, Lots 3.07, 3.08 & 3.09 (formerly Lot 3)
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Approved: The site is part of the General Development Plan (GDP) for the Southfields Office Park development which is developed with office buildings, associated parking, landscaped areas/open space and man-made basins. The applicant is proposing 285 additional parking spaces for Buildings 1700, 1750 & 1800 within existing pavement along Main Street & two areas of open space. The property is bounded by American Blvd. to the south & Scotch Road to the west.

2. Site Plan MC #17-300	Rubenstein Commons Project (Institute for Advanced Study)	Princeton 1 Einstein Drive Block 10501, Lot 1.03 (formerly Lot 1.01)
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Approved: Construction of a 20,500(sf) multi-purpose building to include formal and informal gathering areas, conference rooms, and a café'. The building will be situated north of Bloomberg Hall in the existing parking lot. The project will also include aesthetic pools, updated pedestrian sidewalks, service drive, landscaping and lighting in addition to a new paved parking lot along Olden Lane where ingress & egress will continue to be provided.

3. Site Plan MC #17-701	Princeton University 69 KV Substation	West Windsor Township Eden Way Block 3, Lot 3
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Approved with conditions: Proposed 69 kV electrical substation, adjacent to the existing PSE&G Penn's Neck Substation. The proposed substation includes equipment enclosures, transformers, electrical duct banks and associated electric manholes. To mitigate the impacts of the proposed development and meet the current stormwater management regulations, a constructed wetland is proposed. The site will be accessed via a proposed access drive off of Eden Way.

4. Site Plan MC #17-602	PMG New Jersey, LLC (Convenience Store)	Hamilton 2006 Route #33 Block 1952, Lots 33
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Approved with conditions: Construction of a 2,100 (sf) convenience store and site improvements on an existing gas station site while maintaining the existing fueling operations on-site. The site is located at the northwest quadrant of the intersection of Route #33 & George Dye Rd.

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5. Site Plan MC #17-603	Faith Baptist Church (Family Center Building)	Hamilton Crosswicks-Hamilton Sq. Rd. Block 2712, Lot 163
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Approved with conditions: Construction of a 22,500 (sf) single story Family Center Building with 100 parking spaces, athletic fields and onsite sewage disposal system. The project is located approximately 234 ft. north of the intersection of Yardville- Allentown Rd. and Crosswicks-Hamilton Square Rd.

6. Site Plan and Minor Subdivision MC #17-301	State Road Plaza	Princeton 789 & 801 Route #206 Block 901, Lots 17 & 18
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Approved with conditions: Consolidation of existing Lots 17 & 18 to create a new 2.31 (ac) lot for construction of an 18,656 (sf) (GFA) mixed-use building consisting of 9,120 (sf) of retail space on first floor and 9,536(sf) of office space on the second floor. The project proposes 102 parking spaces.

7. Site Plan and Minor Subdivision MC #17-401	Heritage Court ó Phase 2	Ewing Township Silvia Street Block 341.01, Lots 3 & 5
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Approved with conditions: Lot line adjustment to create new Lot 5 = 44.297 (ac) for construction of garden apartment development to include 120 garden apartments with 249 parking spaces.

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.