

**LAND DEVELOPMENT COMMITTEE**  
**MAY 10, 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  George Fallat for Greg Sandusky, Mercer County Engineer

<b><u>Type of Development</u></b>	<b><u>Name of Development</u></b>	<b><u>Municipality/Street/Block/Lot</u></b>
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| 1. Site Plan<br>MC #17-600 | Mill One (Phase I) | Hamilton Township<br>1 North Johnston Ave.<br>Block 1727, Lot 20.01,<br>20.04, 20.06 & 20.07 |
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**Approved:** Phase I renovation of 165,267(sf) of the 215,752 (sf) of the existing building space for Vocational, public interest, arts and culture, office & mixed commercial/retail space uses. A residential component of the project will take place in Phase II.

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| 2. Site Plan (Amendment)<br>MC #17-800 | One Mile Storage, LLC | East Windsor Township<br>One Mile Rd. & Rt. #133<br>Block 5.01, Lot 11 |
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**Approved:** The original project was approved through application #16-800 for nine (9) one-story buildings totaling 62,873(sf). The amended application proposes to, (a) remove two (2) recreational vehicle storage type buildings and replace with traditional storage units type buildings. (b) add a 2nd story to building 'B' which will increase the total square footage of the building by 10,800 (sf) without changing the original building footprint. The total square footage of the amended site for the same nine (9) buildings is 76,268 (sf).

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| 3. Site Plan<br>MC #17-403 | 1509 Princeton LLC | Ewing Township<br>1509 Princeton Ave. (CR #583)<br>& N, Olden Ave. (CR #622)<br>Block 18, Lots 18 to 21 |
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**Approved:** Demolition of an attached building, shed and carport and construction of a new attached 3,200 (sf) building with the existing 17 parking spaces.

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| 4. Site Plan<br>MC #17-203 | Pennington DPW Solar Project | Hopewell Township<br>301 North Main Street<br>Block 46, Lot 13 |
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**Approved:** Installation of 404 (kW) solar energy facility ("PV system") at the Pennington DPW site located within Hopewell Township. The system consists of solar panels and racking system mounted to poles and pad mounted electrical equipment on 0.885 (ac).

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5. Site Plan MC #17-903	Main Street Commons (Phases 3, 4 & 5)	Robbinsville Township 17 Main Street Block 1, Lot 41
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**Approved with conditions:** This development is being undertaken by phases. Phases 1 & 2 were approved by application #16-902 which addressed the front half of the site. Under Phases 3, through 5, the rear half of the site will be developed and a bank is proposed to be built in the front portion. Existing buildings will be demolished or substantially renovated to accommodate new uses to include restaurants, and/or retail stores.

6. Site Plan MC #17-606	Wingate Apartments (Clubhouse / Recreation Field)	Hamilton Township 175 Wert Avenue Block 2238, Lot 44
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**Approved:** Construction of a clubhouse and parking lot that will serve the residents at this apartment complex. The existing pool, bathhouse, concrete patios and infrastructure are to be demolished and replaced with grass / landscaping to provide a recreation field also for the residents of the complex.

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.