

LAND DEVELOPMENT COMMITTEE

AUGUST 9, 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

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
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| 1. Site Plan & Minor Subdivision
MC #17-702 | Woodstone at West Windsor | West Windsor Township
Canal Pointe Blvd.
Block 7, Lot 61.01
Block 7.02, Lot 1 |
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Approved with conditions: Minor Subdivision (Lot Line Adjustment) to create two (2) new lots from existing lots, new Lot "A" = 44.617 (ac) & new Lot "B" = 23.763 (ac). Site Plan for development of the remaining portion of the Princeton Theological Seminary for the construction of 443 residential apartment units in twelve (12) buildings, with a mix of 3 and 4 story buildings and a clubhouse. 20% of the units (89) are to be Affordable Units.

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| 2. Site Plan
MC #17-506 | Bristol ó Myers Squibb Co.
(Lawrenceville Campus) | Lawrence Township
3551 Lawrenceville Rd.
Block 6601, Lots 1.01 |
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Approved: In support of a corporate shift in employees, resulting in an increase of staff in Lawrence by 400 full time employees; BMS is proposing to construct Buildings M & N as well as two (2) parking garages & expand surface parking for a total of 1,299 new parking spaces. In addition the construction of a cooling tower addition and two (2) small building additions at Building B-1 & G-1 will also be done. The project will result in an additional 231,704 (sf) of building area.

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| 3. Site Plan
MC #17-907 | Mercedes ó Benz USA
(NE Region Learning & Performance Center) &
(New Phase 3 & 4) | Robbinsville Township
100 New Canton Way
Block 41, Lot 35 |
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Approved with conditions: The applicant is amending the preliminary and final site plan approval granted by the Board pursuant to application #15-903. The applicant now seeks approval for the construction of a one-story, 53,000 (sf) (LPC) with site improvements. The applicant also seeks site plan approval to amended previously approved "Phase 3" into a "New Phase 3" and "Phase 4". The amendment will expand the existing warehouse building by 424,145 (sf). 211,770 (sf) in "New Phase 3" & 212,375 (sf) in "Phase 4". At full build-out the building will have 990,563 (sf) of warehouse space & 49,943 (sf) of office space. In addition, 389 parking spaces will be provided for the warehouse building and the LPC building, with an additional 268 parking spaces banked for future use, if needed.

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| 4. Site Plan
MC #17-406 | J & J Maintenance Hanger
(Trenton Mercer Airport) | Ewing Township
Scotch Road
Block 373, Lots 9 |
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Approved with conditions: Addition of a hangar and office/services floor space by 39,968 (sf) for a total floor area of 80,965 (sf). The site is currently mostly improved land for the Trenton Mercer Airport.

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5. Site Plan MC #17-205	PSE&G Hopewell 230/69k Substation	Hopewell Township 2451 Pennington Road Block 88, Lot 3
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Approved with conditions: Construction of a new electrical substation in Hopewell Twp. The Substation will be located on the eastern portion of Lot 3, Block 88 (State Highway Route 31) just north of Denow Road. The property consists of 19.38 (ac) & the Substation Station will be constructed on 4.28 (ac) located on the eastern portion of the property.

6. Minor Subdivision MC #17-307	18 & 28 Longview Drive	Princeton Longview Drive Block 8804, Lots 16.02 & 15
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Approved: Consolidation of two (2) residential lots into one new lot with and existing dwelling. New lot 15.01 = 1.056 (ac).

7. Site Plan & Minor Subdivision MC #17-601	Highglen Clover Square, LP (Revised Condition of Approval)	Hamilton Township Mercerville-Quakerbridge Rd. & Sloan Avenue Block 1603, Lots 19 & 20
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Approved with conditions: Redevelop of two existing retail building pads at the Clover Square Shopping Center. Improvements include the construction of a 2,325 (sf) restaurant with drive thru, a 1,500 (sf) bank and a 5,250 (sf) retail/restaurant space, replacing two existing buildings. This development will provide an increase of 2,457 (sf) of new building space. A lot consolidation is also proposed, which will merge the existing Block 1603, Lot 20 to the shopping center Lot 19.

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.