

# LAND DEVELOPMENT COMMITTEE

## September 13, 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, Traffic Engineer (for Greg Sandusky, Mercer County Engineer)

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
----------------------------	----------------------------	--------------------------------------

1. Site Plan MC #17-609	Dollar General	Hamilton Township 2551 South Broad Street Block 2414, Lots 1, 2 & 3
----------------------------	----------------	---

**Approved with conditions:** Construction of a 7,500 (sf) building with 35 parking spaces.

2. Site Plan MC #17-610	St. Anthony's Church (Phase II Additional Parking)	Hamilton Township 626 South Olden Avenue Block 2017, Lots 14 & 15
----------------------------	---	---

**Approved with conditions:** Additional parking for Church site through the demolition of the 2-story Rectory Building and the construction of 40 new parking spaces.

3. Site Plan MC #17-703	Honeybee Day School	West Windsor Township 240 Cranbury Road Block 19, Lot 79
----------------------------	---------------------	--

**Approved with conditions:** Conversion of the existing dwelling to a daycare facility and the construction of a small addition to the side and rear of the building (829 sf). Also included is an associated driveway, 10 parking spaces and handicapped access improvements.

4. Site Plan MC #17-208	J & J Pharmaceuticals, Inc. (Building JK Parking & Community Spaces)	Hopewell Township 1125 Trenton-Harbourton Road Block 98, Lots 17 & 37
----------------------------	---	---

**Approved with conditions:** In support of a corporate shift in employees, Janssen (J&J) is proposing the renovation of the JK Building which will increase the onsite population by 350 and in support of this growth the parking will be increased by 464 new parking spaces inclusive of 64 land banked parking spaces to be constructed if required. The project improvements will also include the 3,320(sf) expansion of the existing server and dining area, a new 2,030 outdoor patio, a salt barn and a 1,585(sf) expansion of the existing fitness area along the existing building.

5. Site Plan MC #17-303	Sunrise Princeton	Princeton 289 N. Harrison Street Block 7401, Lots 1.02
----------------------------	-------------------	--

**Approved with conditions:** Construction of a 76 unit Assisted Living Facility with 38 parking spaces on a 4.509 (ac) site.

6. Site Plan MC #17-801	269 WMR	East Windsor Township Wyckoff Mills Road Block 12, Lot 2
----------------------------	---------	--

**Approved with conditions:** Construction of a 159,974 (sf) warehouse building with 9,174 (sf) of ancillary office space, 52 parking spaces and site improvements.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
7. Minor Subdivision MC #17-908	Gordon Road Warehouses	Robbinsville Township Gordon Road Block 41, Lots 15.01, 02 & 03
<b><u>Approved:</u></b> Minor subdivision of existing Lot 15.01 (57.13 ac) into two (2) new lots. New lot 15.011 = 22.28 (ac) after road dedication & new Lot 15.012 = 38.78 (ac) which includes the merging of new Lot 15.012 with existing Lots 15.02 & 15.03. New lot 15.012 will access on to Applegate Drive.		
8. Site Plan MC #17-909	Gordon Road Warehouses	Robbinsville Township Applegate Drive Block 41, Lots 15.01, 02 & 03
<b><u>Approved with conditions:</u></b> Development of two (2) warehouses with a combined footprint of 527,050 (sf) with 514 total parking spaces on a 61 (ac) site. The development will access on to Applegate Drive.		
9. Site Plan MC #17-207	Cuginøø Pennington, LLC	Pennington Borough W Delaware Avenue Block 206, Lot 13
<b><u>Approved with conditions:</u></b> Construction of a 1,465 (sf) addition to include a proposed pub, dining area, kitchen & storage area. Also proposed is an outdoor waiting area along the West Delaware Ave, frontage. No additional parking is proposed. This project was originally approved for 1,208 (sf) with conditions under MC #16-212.		
10. Site Plan MC #17-308	The Cap & Gown Club of Princeton U. (Building Expansion)	Princeton 61 Prospect Avenue Block 49.02, Lot 7
<b><u>Approved:</u></b> This project proposes a 1,600 (sf) enclosed porch building addition and an underground storm water system on the property. The proposed enclosed porch addition will increase the Stormwater runoff to the rear of the property. Because of the increase in runoff an underground Stormwater system is required.		

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.