

# LAND DEVELOPMENT COMMITTEE

## October 11, 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>
1. Minor Subdivision MC #17-611	Mercer Property LLC (Commercial Redevelopment)	Hamilton Township 1170 State Hwy. Route 33 Block 1835, Lots 2.01 & 2.02
<b>Approved with conditions:</b> Minor Subdivision of two (2) existing lots, Lot 2.01 & Lot 2.02 with an existing 5,585 (sf) Wawa store and a 6,952 (sf) retail store. The applicant proposes to create three (3) new lots, proposed Lot "A" 1.305 (ac) for the retail store, Lot "B" 2.139 (ac) for Wawa store and Lot "C" 6.357 (ac) for future development.		
2. Subdivision MC #17-612	Northeastern Commercial Properties, LLC	Hamilton Township 1240 State Hwy Rt. 33 & 2607 Whitehorse-Hamilton Sq. Rd. Block 1946, Lots 4 & 6
<b>Approved with conditions:</b> Subdivision of two (2) lots into three (3) new lots for the development of three (3) new buildings which received site plan approval under application #16-602. The new lots are Lot 1 = 2.869 (ac) for Aldi food store, Lot 2 = 1.071 (ac) for (AAA) Retail / Service Building and Lot 3 = 1.209 (ac) for Panera Bread restaurant.		
3. Subdivision MC #17-309	522 & 536 Prospect Ave.	Princeton Prospect Avenue Block 7701, Lot 46 & 47
<b>Approved:</b> The site is 1.80 (ac) with two (2) lots & currently has two (2) homes. The applicant proposes to subdivide the two (2) existing lots to create three (3) new lots, Lot 46.01 = 0.55 (ac), Lot 47.01 = 0.62 (ac) and Lot 47.02 = 0.62 (ac). The homes will be demolished and new dwellings are proposed for each of the new lots.		
4. Site Plan MC #17-206	Stony Brook Regional Sewerage Authority (Pennington WWTP Upgrade & Expansion Project)	Hopewell Township 363 Pennington - Rocky Hill Road (CR 624) Block 46, Lot 19.01
<b>Approved:</b> Upgrade of the Pennington WWTP to address the issues of plant expansion. The plant was placed into operation in 1984 with a design capacity of 0.3 (mgd), in 2013 the MCWMP indicated a build-out flow of 0.445 (mgd). The facility planning study for the plant evaluated expansion of the plant for the build-out flow of 0.445 (mgd) in addition to evaluating aging infrastructure issues and potential operational enhancements. This upgrade contains a number of improvements to address these needs.		

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.