

LAND DEVELOPMENT COMMITTEE

December 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 Greg Sandusky, Mercer County Engineer)

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

- | | | |
|------------------------------|-----------------------|---|
| 1. Subdivision
MC #17-210 | CF Hopewell CC&L, LLC | Hopewell Township
Scotch Road (CR #611)
Block 93, Lot 3.01 & 6.01 |
|------------------------------|-----------------------|---|

Approved: Subdivision of approximately 369 (ac) of land to subdivide lots 6.01 & 3.01 into two lots, and revise the lot lines in accordance with the requirements of the settlement approved by the Mercer County Superior Court in the Matter of the Application of the Township of Hopewell Docket No. MERL-1557-15 for "Affordable Housing".

- | | | |
|----------------------------|------------------------------|--|
| 2. Site Plan
MC #17-613 | Hamilton Plaza Redevelopment | Hamilton Township
1061 Whitehorse6Mercerville Rd.
(CR #533)
Block 2443, Lot 2 |
|----------------------------|------------------------------|--|

Approved with conditions: Construction of a 6,000 (sf) retail restaurant at the existing Hamilton Plaza Shopping Center. The project is to include landscaping and associated infrastructure.

- | | | |
|----------------------------|----------------------------|--|
| 3. Site Plan
MC #17-614 | Brady Hamilton Square Inc. | Hamilton Township
Nottingham Way (CR #618) &
Mercer Street
Block 1836, Lots 22, 23, 24 & 26 |
|----------------------------|----------------------------|--|

Approved with conditions: Construction of 5 additional parking spaces for a total of 18.

- | | | |
|----------------------------|-----------------------------|---|
| 4. Site Plan
MC #17-407 | Cenlar Federal Savings Bank | Ewing Township
275 Phillips Blvd
Block 225.02, Lot 57 |
|----------------------------|-----------------------------|---|

Approved: Parking lot expansion, construction of an expanded parking lot with 195 additional parking spaces for total of 535 spaces. The purposes of the expansion is to eliminate the need for employees to park on Phillips Boulevard.

- | | | |
|----------------------------|------------------------------------|--|
| 5. Site Plan
MC #17-100 | Page Homes
(Affordable Housing) | City of Trenton
150 Rossell Avenue
Block 8705, Lot 5 |
|----------------------------|------------------------------------|--|

Approved with conditions: Demolition of the existing site consisting of 159 vacant units within 6 three-story apartment buildings with 118 parking spaces, to the construction of 77 units within 10 three-story apartment buildings, a 2,600 (sf) community center and 101 parking spaces in addition to 39 on-street spaces. The project is on 4.25 acres.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
6. Site Plan MC #17-910	VTS Management LLC	Robbinsville Township 1360 Route 130 Block 13, Lots 17 & 29
<u>Approved:</u> Conversion of an existing 1-1/2 story framed four (4) bedroom dwelling into a 2,966 (sf) medical office including relocating the driveway and construction of a twelve (12) car parking area.		
7. Site Plan MC #17-911	Robbinsville Chrysler, Dodge, Jeep, Ram	Robbinsville Township 1153 ó 1159 Route 130 Block 27, Lots 6.47 & 26
<u>Approved with conditions:</u> Construction of a new car dealership on a vacant lot to include a 45,587 (sf) building for sales, service and showroom with 300+ vehicular parking spaces for storage of new cars.		
8. Minor Subdivision MC #17-209	Jeff Little	Hopewell Township Search Ave. & Ingleside Ave. (CR #631) Block 69.01, Lot 7
<u>Approved:</u> Minor Subdivision of an existing wooded lot into two (2) new lots for two (2) single family dwellings. New lot 7 = 82,589 (sf) & New Lot 7.01 = 80,232 (sf).		

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.