

**LAND DEVELOPMENT COMMITTEE
AUGUST 14, 2019**

- 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, Mercer County Engineer

Statement of Adequate Notice:

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times, the Trentonian, and was posted in the County Clerk's office and the County Administration Building on July 12, 2019.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
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| 1. Site Plan
MC #19-611 | SC Russo Associates
(Capital City Vending) | Hamilton Township
2300 South Clinton Avenue
Block 2288, Lots 1 & 4 |
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Approved: Construction of a new parking lot with seven (7) parking spaces to connect with existing parking area and access on South Clinton Avenue.

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| 2. Site Plan
MC #19-612 | Harvest 787 Rt.33 Inc. | Hamilton Township
787 & 797 Route 33
Block 1824, Lots 11.01 & 13 |
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Approved with conditions: Redevelopment of property which contains an IHOP restaurant and three (3) retail buildings totaling 3,122 (sf). The proposed site plan keeps the IHOP restaurant and replaces the retail buildings with a single 3 unit 5,500 (sf) retail outlet.

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| 3. Site Plan
MC #19-503 | Lawrenceville School
Athletic Fields & Dining Hall | Lawrence Township
Main Street (Route 206)
Block 5801, Lots 1.02 & 30.01 |
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Approved: The Lawrenceville School project consists of three components of proposed building and site improvements consisting of a reconstructed/renovated dining and athletic building, perimeter loop road, reconstructed parking and sports fields.

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| 4. Site Plan
MC #19-704 | Thomas Grover Middle School
Additions & Renovations | West Windsor Township
10 Southfield Road
Block 28.01, Lot 11.01 |
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Approved: Construction of a 24,000 (sf) two story addition to the existing school with site improvements. The addition will house new classrooms and minimal site development work will be required. Stormwater management will consist of a small underground detention system and tie-in to existing stormwater facilities. The existing paved driveway and parking lots will remain as is.

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| 5. Site Plan
MC #19-705 | Nassau Park Pavilion - Gateway Outparcel | West Windsor Township
Nassau Park Boulevard
Block 7, Lot 78.01 |
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Approved: Construction of two (2) new restaurant and office space buildings totaling 9,000 (sf) with a shared outdoor courtyard and 105 additional parking spaces.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
6. Minor Subdivision MC #19-802	Aurobindo Pharma USA, Inc.	East Windsor Township Windsor Center Drive Block 87, Lot 28
<u>Approved:</u> Subdivision of a 25.168 (ac) vacant lot into two new vacant lots. Lot 28.02 = 7.107 (ac) & Lot 28.03 = 18.061.		
7. Minor Subdivision MC #19-403	Hawthorne Avenue	Ewing Township Hawthorne Avenue Block 149, Lots 77 ó 80
<u>Approved:</u> Subdivision of a 16,500 (sf) area (4 existing lots) with an existing garage into two (2) new vacant lots for a new single family dwelling per lot. New lot 77.01 = 8,800 (sf) & new lot 79.01 =7,700 (sf).		
8. Minor Subdivision MC #19-204	TCMC, LLC	Hopewell Borough 71 East Prospect Street Block 36, Lot 8.01
<u>Approved:</u> Subdivision of a 22,476 (sf) lot with and existing building into two new lots for two (2) new residential dwellings. New lot 8.011 =11,238 (sf) and new lot 8.012 = 11,238 (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.