

LAND DEVELOPMENT COMMITTEE

August 13, 2025

- Present:**
- Michael E. Shine, Chairman, Mercer County Planning Board
 - Bill Agress, Vice Chairman, Mercer County Planning Board
 - Maria G. Connolly, Planning Director, Mercer County Planning Department
 - Basit A. Muzaffar, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality / Street / Block & Lot</u>
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| 1. Subdivision
MC#25-210 | N Main Street Subdivision | Borough of Pennington
12 North Main Street
Block 205, Lot 22 |
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Developer/ Applicant: 12 N Main Street Pennington NJ, LLC
Engineer/ Firm: Wayne J. Ingram, French & Parrello Associates
Attorney: Ryan P. Kennedy, Stevens & Lee

APPROVED WITH CONDITIONS The subject property is an irregularly shaped 12,129 SF lot consisting of two flat-roofed buildings, a parking lot, and small yards. With only one small 22.89 feet portion fronting N Main Street, most of the property is accessed via the municipal parking lot at 30 N Main Street. The subject property was granted Minor Subdivision approval with variance relief by the Pennington Planning Board on April 9, 2025.

The applicant is proposing to subdivide the 12,129 SF lot into two lots. Lot 22.01 would consist of the building and addition that front on and are primarily accessible from Main Street. The larger lot, Lot 22.02, would consist of the two flat-roofed buildings, a parking lot, and small yards which are collectively accessed via the parking lot on 30 N Main Street. No new improvements to the property are being proposed at this time.

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| 2. Site Plan
MC#24-405 | Parkway Ave QuickChek | Township of Ewing
831 & 801 Parkway Avenue
Block 320, Lots 15 & 95 |
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Developer/ Applicant: Ewing Lexington, LLC – c/o Erika Reed
Engineer/ Firm: Alec Joseph, Colliers Engineering & Design
Attorney: Sara Werner, Prime Law

APPROVED WITH CONDITIONS The subject property consists of two lots. Lots 15 is an automobile service center and Lot 95 is a vacant with remnants of building foundation. The existing site currently provides access to Parkway Avenue (CR 634) and Lexington Avenue. The applicant was granted preliminary and final major site plan approval and conditional use approval, with design waiver relief, for a convenience store and gas station by the Ewing Township Planning Board at its April 3, 2025 meeting.

The applicant is proposing to demolish all existing improvements to construct a 5,670 SF convenience store and a 5,878 SF fuel canopy with eight fuel dispensers. The applicant proposes to provide three different entry points to provide access to Lexington Avenue and Parkway Avenue. Associated site improvements include a parking lot, sidewalks, stormwater management facilities, utility services, lighting, EV Chargers, and landscaping. The proposed site plan will reduce the site's impervious surface by 10,672 SF, making the total amount of impervious surface 61,201 SF.