





LAND DEVELOPMENT COMMITTEE

April 8, 2026

- Present:**  Bill Agress, Chairman, Mercer County Planning Board
 Samuel Rubino, 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#26-601 | Cornerstone at Hamilton | Township of Hamilton
3710 East State Street
Block 1666, Lot 80 |
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Developer/ Applicant: *Hamilton Senior Apartments, LLC*
Engineer/ Firm: *Jason Sciuillo, Sciuillo Engineering Services*
Attorney: *Damien Del Duca, Del Duca, Lewis & Berr*

APPROVED WITH CONDITIONS The subject property consists of the existing Our Lady of Sorrows Church and School. The subject property can be accessed via three existing driveways on East State Street. The campus is bounded by East State Street on the west, residential homes to the north and east, and mixed-use on the south. The subject property is in the Single Family Residential (R-10) Zoning District.

The applicant proposes subdividing the existing lot to create two new lots for a 50-unit senior apartment development. Proposed Lot 80.01 will be 9.56 acres and consist of the existing two-story school, one-story garage, two-story brick building, and two-story brick church. Lot 80.02 will be 2.27 acres in size and consist of the proposed renovated building and new building for a 50-unit senior affordable apartment development. A utility easement and easement for storm sewer infrastructure are proposed for Lot 80.01.

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| 2. Subdivision
MC#26-602 | 1001 Mercerville-Edinburg Rd Subdivision | Township of Hamilton
1001 Mercerville-Edinburg Road
Block 1631, Lot 27 |
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Developer/ Applicant: *James Lauer*
Engineer/ Firm: *Donna M. Bullock, Morgan Engineering & Surveying*
Attorney: *Ryan Murphy, Gertner Murphy*

APPROVED WITH CONDITIONS The subject property consists of a 34,197 SF residential lot on the corner of Mercer-Edinburg Road (CR535) and Hughes Drive. The lot is currently developed with a two-story dwelling and

appurtenant improvements, a two-car garage, and a gravel driveway that provides access to Hughes Drive and Mercerville-Edinburg Road. The subject property is bounded by Mercerville-Edinburg Road to the north, residential homes to the east and south, and Hughes Drive to the west. The subject property is in the Single-Family Residential (R-15) Zoning District.

The applicant proposes a minor subdivision to create two residential lots. New Lot A has a proposed area of 16,984 SF, and new Lot B has a proposed area of 17,213 SF. The existing two-story dwelling is to remain on new Lot A. There is no proposed development on Lot B at this time.

**3. Subdivision
MC#26-701**

BLG Subdivision

**Township of West Windsor
Route 1 & Carnegie Center Drive
Block 9, Lot 12.011**

Developer/ Applicant: *BLG West Windsor, LLC*
Engineer/ Firm: *Martin F. Tirella, Bowman Consulting*
Attorney: *Ronald L. Shimanowitz, Hutt Shimanowitz & Plocker*

APPROVED The subject property consists of a 179,798 SF lot located with frontage on Route US 1 and Carnegie Center Drive, in the Township of West Windsor. The subject site is part of the overall existing Carnegie Center Campus. The subject site is currently under construction and received a Letter of No Impact from the County on October 1, 2025, for minor changes for the Final Phase 3 Restaurant Site Plans. The subject property is within the PMN-1 Zoning District.

The applicant proposes a subdivision to create two lots. Proposed Lot 12.011A will be 69,906 SF and will consist of the 8,428 SF restaurant and appurtenant improvements, including parking. Proposed Lot 12.011B will be 109,893 SF and consist of a four-story hotel with appurtenant improvements, including parking.