

# LAND DEVELOPMENT COMMITTEE

## May 13, 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

<b>Type of Development</b>	<b>Name of Development</b>	<b>Municipality / Street / Block &amp; Lot</b>
<b>1. Subdivision &amp; Site Plan MC#26-401 &amp; 26-402</b>	<b>Flagship Carwash on Parkway</b>	<b>Township of Ewing Parkway Avenue &amp; Olden Avenue Block 488, Lots 1 &amp; 2</b>

Developer/ Applicant: *Flagship New Jersey Propco, LLC*  
Engineer/ Firm: *Alec Urbano, Colliers Engineering & Design*  
Attorney: *Sara R. Werner, Prime Tuvel & Miceli*

The subject property currently consists of a 2.582-acre site that has driveway access to Parkway Avenue and North Olden Avenue. Lot 1 is currently developed with the existing El Mexicano Tacos El Gordo 2. Lot 2 is currently developed with a gas station that has been vacant for over 15 years. The subject property is bounded by Parkway Avenue to the west, Olden Avenue to the south, commercial land use to the east, and Ewing High School to the north. The subject property is located within the Lexington Parkway & Olden Avenue Crossroads Redevelopment Zoning District.

The applicant proposes to construct a 4,748 SF +/- car wash on Lot 2 with typical appurtenant commercial improvements. Appurtenant site improvements include, but are not limited to, roadways, parking lots, sidewalks, stormwater management facilities, utility services, and lighting and landscaping improvements. The existing gas station on Lot 2 is proposed to be demolished. Access to the site is proposed via a right-in/right-out only driveway along Parkway Avenue. Additionally, the project is proposed to provide one full-movement access and one egress-only access that will serve as cross-access connections with Ewing Plaza to the south. The applicant also proposes a lot line adjustment between the two lots. 1.431 acres of land (62334.36 SF) will be disturbed, and 17,860 SF of impervious surface will be added as a result of this project.

The proposal will be located at a location that will be impacted by the County's proposed Parkside Ave Multimodal Corridor Improvement project and proposed roundabout. More information about the County's proposed project can be found on the County project website:

<https://www.mercercounty.org/departments/planning/concept-development-report-parkway-avenue>

