

MERCER COUNTY PLANNING BOARD

May 13, 2026

**IN-PERSON MEETING (Hybrid Option)
1440 Parkside Ave., Ewing Township, NJ 08638**

7:00 PM

Most up to date meeting links can be found on County Planning Department Site:

<http://www.mercercounty.org/departments/planning/planning-board>

In order to participate by phone, use one of the following phone numbers:

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 880 5029 9996

Please Note: Mercer County Planning Board meetings will be primarily conducted in person. While the County offers a hybrid option as a courtesy to applicants and the public, its availability and stability cannot be guaranteed. Please be aware that technical difficulties with the hybrid system may arise unexpectedly.

AGENDA

1. Statement of Adequate Notice

Pursuant to the Sunshine Law, notice of this meeting and all meetings for the 2026 calendar year were sent to the Trenton Times on January 15, 2026 and published on January 21, 2026. Notice of this meeting was also posted in the County Administration Building and 1440 Parkside Ave on January 28, 2026.

Please note that meeting schedules and agendas can be found on the County Planning Board website.

2. Attendance Roll Call

William S. Agress _____ Samuel Rubino _____

Marvin Ross _____ Annette Lartigue _____

Kristin L. McLaughlin _____ Remi Meehan _____

Basit Muzaffar _____ Maria Connolly _____

3. Approval of April 2026 Meeting Minutes

4. Public Comment

5. Old Business

- 26-601 Cornerstone at Hamilton (April Approval – May Memorialization)
- 26-602 1001 Mercerville-Edinburg Rd Subdivision (April Approval – May Memorialization)

6. New Business

- Chester County and Montgomery County Planning Commissions Guide:

Data Center Ordinance Guide (Version 1.0) for Pennsylvania Municipalities

https://www.montgomerycountypa.gov/DocumentCenter/View/54125/2026-Data-Center-Ordinance_Ver10

Brief Overview: This guide is intended to provide information based on our current understanding of data centers. Information and approaches may evolve, and we will aim to update this document when warranted. Some data center issues are better regulated by state or federal governments and regional energy markets. While some of those issues may be acknowledged, the purpose of this guide is to provide and explain zoning language pertaining to a principal data center use.

We strongly recommend that the ordinance language presented in this document be integrated fully under a Conditional Use scenario. After an introduction to the issues, the remainder of this guide will highlight specific Conditional Use zoning ordinance recommendations. The format identifies each issue with an explanation followed by suggested zoning language in bold text. As always, each municipality should review the recommendations and thoughtfully consider how they may best be applied in a specific community or district.

7. Correspondence

- **Venue at Hopewell**
 - Resident concerns about the project and development overall. Concerns regarding environmental degradation, stormwater, traffic, and the pipeline that runs through the property.
 - Several emails from residents, as well as from Tracy Carluccio, Deputy Director of Delaware Riverkeeper Network.

8. Adjournment

Please note next meeting will be held on June 10, 2026

-Land Development Committee will follow-