LAND DEVELOPMENT COMMITTEE

August 12, 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
- ☒ Joseph Vena, Assistant Mercer County Engineer

	Type of Development	Name of Development	Municipality / Street / Block & Lot
1.	***Subdivision MC#26-302***	***PASH Subdivision***	***Municipality of Princeton 1128 Great Road Block 301, Lot 4.01***

Developer/ Applicant: *Princeton Academy of Sacred Heart*
Engineer/ Firm: *Ryan G. Warford, Goldenbaum Baill Engineering*
Attorney: *Robert F. Casey, Lennox Law*

APPROVED The subject property consists of an approximately 35.27-acre site known as the Princeton Academy of Sacred Heart (PASH). The subject property can be accessed via an access road providing access to Great Road. The subject property is bounded by residential and wooded areas. The subject property is located within the (R-A) and (R-B) Zoning District.

The applicant proposes a minor subdivision to subdivide the existing Lot 4.01 to create two new lots. New Lot 4.07 will be 12.47 acres and will remain as the PASH campus, and new Lot 4.06 will be 22.88 acres and is under contract to be sold to a non-profit corporation, Woods & Wayside International, Inc., for conservation, environmental, education, and passive recreation. The proposed minor subdivision plan was approved by Princeton at the June 24, 2026 meeting of the Princeton ZBA. 11 bulk variances were approved by Princeton. A use variance was requested and granted by Princeton for continued school use on new Lot 4.07. On new Lot 4.06, a use variance was approved for conservation, environmental education, and passive recreation. No new construction or development of the site is being proposed at this time.

2.	***Subdivision MC#26-101***	***Minaret Group Subdivision***	***City of Trenton 306-310 Church Street Block 2101, Lots 26 & 27***

Developer/ Applicant: *Minaret Group, LLC*
Engineer/ Firm: *Lorali E. Totten, Crest Engineering*
Attorney: *Benjamin T.F Wine, Prime Law*

APPROVED The subject property currently consists of a 0.42-acre site designated as Block 2101, Lots 26 & 27 in the city of Trenton. The subject property has frontage along Church Street, and the subject property is bounded by residential lots to the east and west and by Delaware and Raritan State Park to the north. There are two existing commercial buildings and some paved areas on site. 63% of the site has impervious coverage consisting of paved surfaces and the two existing buildings. The subject property is in the High Density Residential (RH-1) Zoning District.

The applicant is proposing to demolish existing improvements and construct a 7-unit rowhouse development. The property will be subdivided into 7 individual tax lots. The redevelopment will result in a reduction of the impervious surfaces on the site. Existing impervious surfaces will be reduced from 63% to 44.7% with the removal of the existing buildings and pavement and development of the new homes. The roof drains from the new building will be directed to splash blocks and drain across pervious areas to the street. The proposed project will disturb 18,000 SF of land.

3. Subdivision ***Millerick Ave Single Family Dwelling*** ***Township of Lawrence***
MC#26-505 ***154 Millerick Avenue***
Block 2402, Lots 15, 16, 17

Developer/ Applicant: *Jay Ventures, LLC*
Engineer/ Firm: *Joshua M. Sewald, Dynamic Engineering*
Attorney: *Benjamin A. Nadell, Saul Ewing*

APPROVED The subject property is a 30,000 SF residential lot consisting of a two-story dwelling, garage, in-ground pool, driveways, and appurtenant improvements. The site has access to Millerick Avenue via one asphalt driveway and one concrete driveway. The site is bordered by Millerick Avenue to the south, and residential properties to the north, east, and west of the site. The subject property is in the Residential (R-4) Zoning District.

The applicant proposes a minor subdivision to consolidate three lots into two. The minor subdivision will coexist with a LONI application that consists of replacing the existing garage and driveway with a second single-family dwelling with associated driveways, grading, utilities, and other improvements. The proposed single-family dwelling will total 2,704 SF. The proposed project will disturb 15,256 SF of land and will reduce the impervious coverage by 887 SF.

4. Subdivision & Site Plan ***Reflections at Robbinsville*** ***Township of Robbinsville***
MC#26-907 & 26-908 ***7 Sharon Road***
Block 27, Lot 5

Developer/ Applicant: *K. Hovnanian's Reflections at Robbinsville, LLC*
Engineer/ Firm: *Zechariah J. Cullen, MidAtlantic Engineering Partners*
Attorney: *Shirleen A. Roberts, K. Hovnanian Homes*

APPROVED The subject property currently consists of a 23.20-acre site designated as Block 27, Lot 5 in the Township of Robbinsville. The site consists of abandoned agricultural land containing freshwater wetlands and associated transition areas throughout the property. The site is located at the intersection of Sharon Road and Route 130 and is bordered to the northwest and south by existing commercial uses, to the east by a residential

development, and to the northeast by Miry Run. The subject property is within the Redevelopment Plan for Block 27, Lot 5 – 7 Sharon Road (Zone B) Zoning District.

The applicant's proposal involves developing the site into an "Active Adult" community consisting of 92 townhomes with attached garages and internal-access driveways. The townhomes will be arranged in buildings of three to seven units, each featuring a two-car garage, with a clubhouse and recreation facilities located near the main access from Sharon Road. The stormwater management system includes seven small-scale bioretention basins and three porous pavement systems designed to accommodate flows from the developed portions of the site. A temporary cul-de-sac will be constructed and later replaced with a permanent access road connecting to future out-parcel development. The applicant's proposal will create 96 new lots. The proposed project will disturb 14.4 acres of land and will increase the impervious coverage by 325,916 SF.