

# LAND DEVELOPMENT COMMITTEE

**April 11, 2007**

Present: \_\_\_ John A. Cimino, Chairman, Mercer County Planning Board  
 \_\_\_ Bill Agress, Vice-Chairman, Mercer County Planning Board  
 \_\_\_ Edward W. Fedorko, Jr., Member, Mercer County Planning Board  
 \_\_\_ Donna Lewis, Planning Director, Mercer County Planning Division  
 \_\_\_ Greg Sandusky, Mercer County Engineer  
 \_\_\_ Mercer County Executive Brian M. Hughes, Alternate

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
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1. Minor Subdivision MC # 07 – 505	<b>Lasley / Brahaney</b> *	Lawrence Township 634 Rosedale Road Block 7801, Lot 13
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**Not Reviewed, applicant granted an extension of time to May meeting.** Subdivision of a 6.154 (ac) lot with an existing dwelling into two new lots of 3.131 (ac) with the existing dwelling and a 2.5 (ac) lot with a new dwelling.

2. Site Plan MC # 07 – 201	<b>Office / Bank</b> *	Hopewell Township Rt. 31 & Woosamonsa Road Block 49, Lot 5
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**Approved:** Construction of a 15,986 (sf) building for use as a bank and office space with site improvements including a detention basin and 70 parking spaces.

3. Site Plan MC # 07 – 408	<b>Enterprise Park</b> *	Ewing Township 836 – 846 Silvia Street Block 321.01, Lot 5
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**Approved with conditions:** Construction of a 24,000 (sf) office/warehouse building with 24 parking spaces within an existing industrial area.

4. Minor Subdivision MC # 07 – 607	<b>Goff, John R.</b>	Hamilton Township 196 Cypress Lane Block 1921, Lots 49 & 86
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**Approved:** Lot line adjustment of two lots with existing residential structures. The subdivision will add 0.378 (ac) to lot 49 from lot 86.

5. Minor Subdivision MC # 07 – 608	<b>JRM Construction</b>	Hamilton Township 5072 South Broad Street Block 2724, Lot 18
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**Approved with conditions:** Subdivision of a 1.95 (ac) lot into two new lots of 10,000 (sf) each within a residential zone. The remainder of the original lot will be consolidated with the adjacent side and rear lots.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
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6. Minor Subdivision MC # 07 – 507	<b>Korpusinski / Tomaszewski</b>	Lawrence Township 752 Cherry Tree Lane Block 1104, Lots 20, 21 & 22
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**Approved:** Consolidation of three existing lots and then subdividing into three new lots for construction of two new attached dwellings. The existing dwelling will remain on the new lot 20.01.

7. Site Plan MC # 07 - 804	<b>McGraw-Hill, Inc.</b>	East Windsor Township Princeton-Hightstown & One Mile Rd. Block 63, Lots 6, 8, 9, 10, 48 & 49
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**Approved:** Convert a portion of the existing warehouse building to a 180,000 (sf) data-center. In addition, 9,275 (sf) to the existing mezzanine offices within the warehouse will be removed and 4,360 (sf) of new offices will be added in the data-center . The existing building of 524,275 (sf) will be reduced to 515,000 (sf).

8. Subdivision MC # 07 - 609	<b>JH Properties, LLC</b>	Hamilton Township Pope Avenue Block 1913, Lot 77
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**Approved with conditions:** Subdivision of a 4.39 (ac) lot with an existing dwelling into five lots, one lot with the existing dwelling. Three lots will be developed with single family dwellings and the remaining lot will be used for stormwater management.

9. Subdivision & Site Plan MC # 07 - 409	<b>Scotch Road Hotel</b>	Ewing Township 370 Scotch Road Block 371, Lot 3.02
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**Approved with conditions:** Construction of a 127 room, four story extended stay hotel with a 145 space parking lot. Access to the hotel site will be made with two separate driveway intersections with the private drive, which serves the existing Wachovia Bank Corporate office building.

10. Subdivision MC # 07 – 610	<b>Boros, William &amp; Margaret</b>	Hamilton Township 860 Cedar Lane Block 2234, Lots 8, 9, 10 & 11
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**Approved:** Consolidation of four existing lots, two with existing dwellings. Then re-subdivide into three new standard size lots, two with the existing dwellings and one vacant residential lot.

\* Applicant granted county extension to review the subject application at the April 11, 2007 meeting.

\*\* The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.