

LAND DEVELOPMENT COMMITTEE
May 9, 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>
1. Site Plan & Subdivision MC # 07 – 904	Robbinsville Commons II	Washington Township Route 33 Block 1, Lots 12 & 13

Deemed Incomplete: Construction of four new mixed-use buildings totaling 200,160 (sf) and 322 parking spaces. This is one entity of the proposed multi use development to become Washington Towns Center.

2. Site Plan MC # 07 – 611	Sunrise of Hamilton	Hamilton Township Whitehorse Ave. & Estates Blvd. Block 1943, Lot 4
-------------------------------	----------------------------	---------------------------------------------------------------------------

Approved with conditions: Construction of a three story assisted living residence of 80 units totaling 65,098 (sf) and 43 parking spaces on a 6.380 (ac) site.

3. Site Plan MC # 07 – 202	Straube Center Multipurpose Center	Pennington Borough 106 West Franklin Avenue Block 202, Lots 2 & 3
-------------------------------	-----------------------------------------------	-------------------------------------------------------------------------

Approved: Construction of a 3,500 (sf) multipurpose athletic center to support the adjacent school.

4. Minor Subdivision MC # 07 – 410	Ortiz / Hernandez	Ewing Township 37 Wilburtha Road Block 411, Lot 16
---------------------------------------	--------------------------	----------------------------------------------------------

Approved: Subdivision of a 45,940 (sf) lot with an existing structure into two new lots of 21,236 (sf) with the existing dwelling and 24,704 (sf) for a new single family dwelling.

5. Minor Site Plan MC # 07 – 805	Jimenez, Wilson	Hightstown Borough 128 Franklin Street Block 28, Lot 2.01
-------------------------------------	------------------------	-----------------------------------------------------------------

Approved: Change of use to establish a beauty salon on the first floor of a single family home.

6. Site Plan MC # 07 – 806	Hickory Corner Plaza	East Windsor Township Hickory Corner Rd. & Route 33 Block 52, Lots 1 & 2
-------------------------------	-----------------------------	--------------------------------------------------------------------------------

Approved: Development of a 3.55 acre site into a commercial retail center, which includes a 17,254 (sf) commercial building, and a 3,012 (sf) bank. The development will provide 101 parking spaces.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
----------------------------	----------------------------	--------------------------------------

7. Site Plan MC # 07 – 703	Schlumberger Technology Corporation	West Windsor Township 20 Wallace Road Block 6.20, Lot 20
-------------------------------	--------------------------------------------	----------------------------------------------------------------

Approved: Proposed additions to the main building increasing the footprint by 1,498 (sf) and the expansion of the second floor by 10,059 (sf).

8. Site Plan MC # 07 – 612	Sherwood Corporate Center	Hamilton Township 17 Thomas Rhodes Industrial Drive Block 1520, Lot 11.05
-------------------------------	----------------------------------	---------------------------------------------------------------------------------

Approved with conditions: Construction of two 28,000 (sf) office/warehouse buildings on a 5.475 (ac) site. The lot is part of the Verdure subdivision approved by the Township in October 2000.

9. Preliminary Site Plan & Final Site Plan, Phase I MC # 07 – 614	Genesis Biotechnology Campus, LLC	Hamilton Township Kuser & Klockner Roads Block 2591, Lots 1 & 2
-------------------------------------------------------------------------	------------------------------------------	-----------------------------------------------------------------------

Approved with conditions: Construction of three research and development buildings, amenity building, day care building and associated parking on a 50.584 (ac) lot. The buildings will be constructed in two phases. Building ‘A’ and the amenity building will be constructed during Phase One. Building ‘B’ & ‘C’ along with the day care facility will be constructed as part of Phase Two.

10 Minor Subdivision MC # 07 – 411	Cooper / Bilik	Ewing Township Jacobs Creek Road Block 437, Lot 1
---------------------------------------	-----------------------	---------------------------------------------------------

Approved with conditions: Creation of a 48,135 (sf) lot from a 9.213 (ac) lot.

11. Preliminary Subdivision MC #05 - 204	Reed Road Industrial Park 2, LLC *	Hopewell Township Denow Road Block 88, Lot 33.99
---------------------------------------------	-------------------------------------------	--------------------------------------------------------

Approved with conditions: Subdivision of a 46.28 (ac) lot into five lots of various sizes ranging from 2.438 (ac) to 12.736 (ac) within an industrial zone.

12. Minor Subdivision MC # 07 – 412	Micci, Joseph	Ewing Township 110 Trenton Avenue Block 408, Lots 23-26
----------------------------------------	----------------------	---------------------------------------------------------------

Approved: Creation of two new lots of 11,542 (sf) and 10,057 (sf) within a residential zone.

13. Subdivision MC # 07 – 508	Mabel Mews	Lawrence Township 351 Lawrence Road Block 902, Lot 8
----------------------------------	-------------------	------------------------------------------------------------

Approved with conditions: Subdivision of a 2.985 (ac) lot into 10 new residential lots averaging 8,250 (sf) and a detention basin lot of 3,583 (sf).

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
14. Site Plan MC # 07 – 413	Central Baptist Church	Ewing Township 2015 Pennington Road Block 229.06, Lot 9

Approved with conditions: Proposed alteration and addition to an existing Church for a net increase of 230 (sf).

* Applicant granted county extension to review the subject application at the May 9, 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.