

LAND DEVELOPMENT COMMITTEE

DECEMBER 12, 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

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Preliminary Site Plan MC # 07 - 211	Technology Center of Princeton	Hopewell Township Carter Road Block 39, Lots 14.01, 14.02 & 14.03 Block 40, Lot 14
<u>Approved with conditions:</u> Construction of an office park to include (5) office buildings in addition to the existing (3) office / research buildings for a total of 800,000 (sf) of office space in addition to 3,353 parking spaces.		
2. Site Plan Minor Subdivision MC # 07 – 914	Staybridge Suites Hotel *	Washington Township Robbinsville-Allentown Road Block 38.01, Lot 15
<u>Granted an extension of time:</u> Minor Subdivision and development of a 5.36 (ac) site with a 4-story, 136-room hotel and a 6,375 (sf) restaurant.		
3. Site Plan & Major Subdivision MC # 07 – 623	Matrix Hamilton Land Development	Hamilton Township Quakerbridge Plaza & Thomas Rhodes Industrial Drives Block 1520, Lot 31.02
<u>Approved with conditions:</u> Development of (2) office / warehouses of 44,975 (sf) and 77,775 (sf) totaling 122,750 (sf). The site will be subdivided into (2) lots with a building on each lot.		
4. Major Subdivision Minor Subdivision MC # 07 – 109	Passaic Street Housing, LLC *	City of Trenton Passaic Street (Major) Block 2104, Lots 26 & 27 Block 2105, Lots 9, 9.01, 9.02, 10, 11, 12, 12.01 Block 2530, Lots 16, 17, 18 Block 3702, Lots 16, 16.01, 16.02, 16.03, 21, 21.01, 21.02 21.03 (Minor) Block 2302, Lots 24, 24.01, 24.02, 25, 26, 30, 31, 31.01 Block 3601, Lots 1, 1.01, 1.02, 1.03 Block 3701, Lots 6, 7.01, 8

Approved: The applicant submitted (9) separate applications on (1) set of plans depicting the various projects, which include the subdivision and consolidation of lots for the rehabilitation of (6) existing units and the construction of (18) new units for a total of (24) units. The project represents a compilation of (8) groups of non-adjacent city residential lots.

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5. Site Plan MC # 07 – 207	C A R S T A R *	Hopewell Township 65 Route 31 North Block 46, Lot 23
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Approved: Renovation and expansion of an existing building and site used for storage of parts, auto body repairs and used car sales. The 6,816 (sf) expansion of the building will allow all repair work to occur inside the building with a total area of 12,077 (sf).

6. Site Plan MC # 07 – 209	Bristol Myers Squibb Company * Water System Improvements	Hopewell Township 311 Pennington-Rocky Rocky Hill Road Block 46, Lot 8.01
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Approved: Construction of a Water System Central Station (Building 30). This new centralized treatment and pumping station will contain approximately 11,355 (sf) of new space. Also proposed are (4) storage tanks and (1) backwash holding tank to be located outside the building.

7. Site Plan MC # 07 – 110	Roebing Metro (Parking Expansion)	City of Trenton Mott Place Block 18101, Lots 2 & 4 Block 18102, Lots 4,5 & 6
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Approved: Expansion of an existing parking lot to provide (96) additional parking spaces. The spaces are for the use for tenants of the existing office buildings within the project.

8. Minor Subdivision MC # 07 – 210	Wilson, Robert & Anne *	Hopewell Township Hopewell Amwell Road Block 1, Lots 4 & 8
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Approved: Lot Line removal to combine existing lots 4 & 8, Block 1 to create a new 91.43 (ac) lot with a conservation easement of which 4 (ac) are excluded around the existing dwelling on former lot 4.

9. Minor Subdivision MC # 07 – 422	Hoagland, William R.	Ewing Township 231 Robbins Avenue Block 30, Lots 304 – 311
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Approved: Consolidation of (8) undersize lots to create (3) standard size lots with (1) dwelling on each lot, (1) lot with an existing dwelling and (2) new dwellings for the remaining lots.

10. Site Plan MC # 07 – 624	LIFE Community Center St. Francis Medical Center	Hamilton Township 1435 Liberty Street Block 2033, Lot 1 Block 2032, Lot 21
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Approved: Conversion of a former 14,000 (sf) CVS Pharmacy building located on Liberty Street into a LIFE (Living Independently For Elders) Center to be operated by Saint Francis Medical Center. At full operation it is expected that 100 to 110 participants will arrive at the site daily (M-F). It is estimated that 50 staff will be on site at any one time and participants will be transported to and from the site via van service.

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11. Site Plan MC # 07 – 625	New Jersey School Boards Association	Hamilton Township Klockner Road Block 2612, Lot 5.05
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Approved with conditions: Construction of a 51,714 (sf) two-story office building with 289 parking stalls to be used as the New Jersey School Boards Association (NJSBA) headquarters, located in the existing Horizon Center office complex.

12. Site Plan & Minor Subdivision MC # 07 - 515	100 Lenox Drive	Lawrence Township 100 Lenox Drive Block 5101, Lot 21
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Approved with conditions: Construction of 200 additional parking spaces, a new entrance road and expansion of the existing on-site detention basin within an existing commercial / office development. The additional 200 parking spaces will equal a total of 406 parking spaces or 3.75 spaces per 1,000 (sf) that meets the zoning requirements.

* Applicant granted county extension to review the subject application at the December 12, 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.