

LAND DEVELOPMENT COMMITTEE
APRIL 9, 2008

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. Site Plan MC # 08 – 700	Rite Aid Pharmacy	West Windsor Township Princeton-Hightstown Road & Cranbury Rd. Block 12.04, Lots 10 & 17

Approved with conditions: Redevelopment of a site with an existing vacant auto repair garage and strip shopping center on two (2) lots. The development will consist of the removal of the existing buildings and the construction of a 14,673 (sf) Rite Aid Pharmacy and a 6,000 (sf) retail building for a total of 20,673 (sf).

2. Site Plan & Major Subdivision MC # 08 – 102	Leewood Renaissance North	City of Trenton Humbolt St., Sweets & Fountain Aves. Block 6702, Blocks 15, 16 & 24 Block 6703, Lot 16
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Approved with conditions: Subdivision of three (3) existing tracts into sixteen (16) individual lots for construction of (16) residential units of seven (7) semi-detached (duplex) units and two (2) detached units.

3. Site Plan and Minor Subdivision MC # 07-914	Staybridge Suites Hotel *	Robbinsville Township Robbinsville-Allentown Road Block 38.01, Lot 15
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Applicant granted an extension of time for Board review: Minor Subdivision and lot consolidation of the subdivided area (19,165 sf) from lot 15 to adjoining lot 2. Site Plan for construction of a four-story 19,600 (sf) Staybridge Suites Hotel consisting of 136 rooms and a 6,375 (sf) restaurant. Total parking spaces = 247.

4. Site Plan MC # 08 – 301	Tenacre Foundation	Princeton Township 930 Great Road Block 3601, Lots 1 & 9
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Approved with conditions: Site Plan to construct an addition to the existing North Wing facility, two (2) new residential cottages and an overall storm management facility serving the entire campus.

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5. Site Plan MC # 08 – 900	Bank at Foxmoor Shopping Plaza *	Robbinsville Township Route 33 & Washington Blvd Block 4.01, Lot 243
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Approved with conditions: Construction of a 5,000 (sf) bank with three (3) drive-thrus to be located on a pad site in the existing Foxmoor Shopping Center. Fifty-four (54) new parking spaces within the shopping center.

6. Site Plan MC # 08 – 101	Polish & Slavic Federal Credit Union	City of Trenton 1110 – 1114 North Olden Avenue Block 23702, Lots 13 – 16
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Approved with conditions: Demolition of the existing 2,518 (sf) building and detached garage on a 9,900 (sf) site and construction of a new 3,095 (sf) one-story Bank Building with 18 new parking spaces.

7. Site Plan MC # 08 – 503	Lawrence Lexus (Albon Holdings)	Lawrence Township 2630 Business Route 1 North Block 2206, Lot 3.03.1
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Approved: Construction of a new service building to contain nine (9) service bays, five (5) detail bays and a wash bay. The building will also contain an employee support area. The entire building project is to be 8,286 (sf).

8. Site Plan MC # 08 – 302	Leigh Avenue Housing	Princeton Borough 100 – 104 Leigh Avenue Block 13.01, Lots 9, 10 & 11
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Approved: Demolition of an existing multi-family structure to be replaced with a new five (5) unit residential dwelling with on site parking.

9. Minor Subdivision MC # 08 – 303	Stony Brook Walking Trail (Alistair Clemow)	Princeton Township 695 Lawrenceville Road Block 9301, Lot 20
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Approved with conditions: Princeton Township is proposing to subdivide and purchase a 32,187 (sf) parcel off lot 20 to locate the Stony Brook Trail and the trail's bridge.

* Applicant granted county extension to review the subject application at the April 9, 2008 meeting.

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