

LAND DEVELOPMENT COMMITTEE
MAY 14, 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. Final Site Plan MC # 08 – 903	Matrix Business Park @ 7A MWT 800	Robbinsville Township Gordon & Old York Roads Block 41, Lot 14

Approved with conditions: Construction of a 1,039,500 (sf) warehouse building with associated truck loading and 356 parking spaces.

2. Site Plan MC # 08 – 404	Metro PCS– Ewing Site PHO-217	Ewing Township 1536 Lower Ferry Road Block 225.03, Lot 48
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Approved with conditions: Placement of a 13’ extension on an existing 120’ Monopole to place (6) telecommunication antennas at 133’ on the extension. The Monopole is located within the Mercer County Airport area.

3. Site Plan MC # 08 – 405	Metro PCS – Airport Site PHO-216	Ewing Township Bear Tavern Road & Tower Road Block 373, Lot 1
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Approved with conditions: Placement of (6) telecommunication antennas on an existing 100’ lattice tower not to exceed 104’ in height. The tower is located within the Mercer County Airport area.

4. Site Plan & Subdivision MC # 08 – 504	Quaker Bridge Mall * (Phase I Expansion)	Lawrence Township 150 Quaker Bridge Mall Road Block 4201.1, Lots 2, 3.01, 4, 36 & 37 Block 5201, Lot 25
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Approved with conditions: Construction of a new JC Penney store of 140,050 (sf), a three level parking deck, relocation of a portion of the ring road and the demolition of the existing JC Penny store.

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5. Site Plan MC # 08 – 211	Bristol-Myers Squibb	Hopewell Township 311 Pennington-Rocky Hill Rd. Block 46, Lot 8.01

Approved with conditions: Expansion of an existing stormwater management pond. Construction of the project will increase the existing 53.4 (ac) impervious surface credit by 22 (ac). Construction of a temporary parking lot is also proposed for construction staff and equipment for the project.

6. Site Plan MC # 08 – 803	Windsor Acquisitions, LLC (R. Berman Dev. Co.) *	East Windsor Township 50 Millstone Road Block 2, Lot 2.02
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Deemed Incomplete: Construction of a 3 story 120,120 (sf) office building.

7. Site Plan MC # 08 – 604	CareOne at Hamilton (Expansion) *	Hamilton Township 1660 Whitehorse-Hamilton Square Rd. Block 2167, Lot 416
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Approved with conditions: Expansion of the existing assisted living facility by 62,530 (sf) and an additional 97 beds for a total new building of 118,514 (sf) with 216 beds and an additional 74 parking spaces for a total of 147.

8. Site Plan MC # 08 – 212	Eric Riseberg / Richard Pollock *	Hopewell Township Route 31 Block 88, Lot 7
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Approved with conditions: Construction of a 2,784 (sf) addition to the existing office building for a total building of 4,854 (sf).

9. Site Plan MC # 08 – 902	Washington Town Center (Portion of 3B)	Robbinsville Township Route 33 Block 3.01, Lot 3
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Approved: Construction of a 3,000 (sf) one-story Bank Building with drive-thru and parking.

10. Site Plan MC # 08 – 213	Mercer County Firearms Range	Hopewell Township 1750 Route 29 & River Road Block 59, Lot 1
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Approved: Removal of the existing observation tower and trailer. Upgrade of the firing range to include the addition of a prefabricated modular training facility, a wall partitioning the range and associated site improvements.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
11. Subdivision Amendment MC # 06 – 808	The Hampton's at East Windsor	East Windsor Township Airport Road Block 47, Lots 15, 19-29

Approved with conditions: Subdivision for 51 single family lots and 3 open space lots. The original subdivision was approved at the November 8, 2006 Land Development Committee meeting with conditions for 53 single family lots and 3 open space lots.

12. Site Plan Amendment MC # 02 – 205	Pennington Point West Phase II	Hopewell Township One Tree Farm Road Block 48.02, Lot 3
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Approved with conditions: Amendment to existing building to allow for use as a Dunkin Donuts franchise with drive-thru.

* Applicant granted county extension to review the subject application at the May 14, 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.