

## LAND DEVELOPMENT COMMITTEE

### JUNE 11, 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. Minor Subdivision MC # 08 – 605	<b>ZRJ Construction, LLC</b>	Hamilton Township 3303 Nottingham Way Block 1828, Lots 12 13

**Applicant granted extension of time to July meeting:** Subdivision of two (2) existing lots totaling 1.3 (ac) with an existing dwelling on lot 13 to be removed. Lot line adjustment to create two (2) new lots of 31,314 (sf) and 25,703 (sf) for construction of a single-family dwelling on each lot.

2. Site Plan MC # 08 – 804	<b>Allstar Route 130 E.W., LLC (Retail Center)</b>	East Windsor Township Route 130 Block 58, Lot 14.02
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**Approved with conditions:** Construction of a 40,000 (sf) retail center with 203 parking spaces on an 8.487 (ac) site.

3. Minor Subdivision MC # 08 – 805	<b>Talmazan, Paul</b>	Hightstown Borough Main Street Block 63.01, Lots 5 & 6
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**Approved with conditions:** Subdivision of two (2) existing lots totaling 29,278 (sf) with an existing dwelling on lot 6 to be removed. Lot line adjustment to create two (2) new lots of 16,814 (sf) each for construction of a single-family dwelling on each lot. Additional property was added to the subdivision by acquiring a portion of the vacated paper street adjacent to new lot 5.

4. Minor Subdivision MC # 08 – 214	<b>Salyerds, John &amp; Melissa</b>	Pennington Borough Ingelside Ave. & Sked St. Block 904, Lot 24
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**Approved:** Subdivision of an existing 36,560 (sf) lot with an existing single-family dwelling and barn into two (2) lots of 21,539 (sf) with existing dwelling and 15,021 (sf) for construction of a single-family dwelling.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block</u>
5. Site Plan MC # 08 – 806	<b>D &amp; E Realty (Bank, Retail &amp; Office Development)</b>	East Windsor Route 130 South Block 6, Lot 8

**Approved with conditions:** Demolition of an existing 30,000 (sf) Garden Center building for construction of a new retail development to include a new 5,830 (sf) 220 seat restaurant, 4,195 (sf) Bank building and a 12,000 (sf) Retail / Office Building totaling 22,025 (sf).

\* Applicant granted county extension to review the subject application at the June 11, 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.