

# LAND DEVELOPMENT COMMITTEE

## JULY 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. Major Subdivision<br>MC # 08 – 609   | <b>Hamilton Marketplace<br/>2008 Subdivision 1.01</b>          | Hamilton Township<br>200 Market Place Blvd<br>Block 2613, Lot 1.01          |
| <b><u>Approved:</u></b> Subdivision of an existing 15.345 (ac) lot with 3 non-residential uses into 4 new lots.   |  |   |
| 2. Major Subdivision<br>MC # 08 – 610   | <b>Hamilton Marketplace<br/>2008 Subdivision 1.02</b>          | Hamilton Township<br>200 Market Place Blvd.<br>Block 2613, Lot 1.02         |
| <b><u>Approved:</u></b> Subdivision of an existing 14.959 (ac) lot with 5 non-residential uses into 6 new lots.   |  |   |
| 3. Major Subdivision<br>MC # 08 – 611   | <b>Hamilton Marketplace<br/>2008 Subdivision 1.04</b>          | Hamilton Township<br>200 Market Place Blvd.<br>Block 2613, Lot 1.04         |
| <b><u>Approved:</u></b> Subdivision of an existing 12.583 (ac) lot with 2 new-residential uses into 3 new lots.   |  |   |
| 4. Major Subdivision<br>MC # 08 – 612   | <b>Hamilton Marketplace<br/>2008 Subdivision 1.08</b>          | Hamilton Township<br>200 Market Place Blvd.<br>Block 2613, Lot 1.08         |
| <b><u>Approved:</u></b> Subdivision of an existing 17.766 (ac) lot with 4 non-residential uses into 3 new lots.   |  |   |
| 5. Major Subdivision<br>MC # 08 – 613   | <b>Hamilton Marketplace<br/>2008 Subdivision 1.11</b>          | Hamilton Township<br>200 Market Place Blvd.<br>Block 2613, Lot 1.11         |
| <b><u>Approved:</u></b> Subdivision of an existing 77.618 (ac) lot with 19 non-residential uses into 3 new lots.  |  |   |
| 6. Minor Sub.& Site Plan<br>MC # 07 – 914   | <b>Staybridge Suites Hotel</b>                                 | Robbinsville Township<br>Robbinsville-Allentown Road<br>Block 38.01, Lot 15 |
| <b><u>Applicant granted an extension of time for Board review:</u></b> Consolidation of the subdivided 19,165 (sf) area from Lot 15 with the existing Lot 2 and the construction of a four-story 19,600 (sf) hotel consisting of 136 rooms and a 6,375 (sf) restaurant on the 5.36 (ac) Lot 15. |  |   |
| 7. Site Plan<br>MC # 08 – 910   | <b>Veterinary Surgical and<br/>Diagnostic Specialists, LLC</b> | Robbinsville Township<br>Route 526<br>Block 38.01, Lot 2                    |
| <b><u>Applicant granted an extension of time for Board review:</u></b> Construction of a two-story 27,653 (sf) veterinary hospital on the 3 (ac) Lot 2. This project and the Staybridge Suites Hotel project will share driveway access to Robbinsville-Allentown Road.                         |  |   |

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| 8. Site Plan<br>MC# 08 – 406 | <b>PNC Bank<br/>(Modifications)</b> | Ewing Township<br>N. Olden & Parkside Avenues<br>Block 118.02, Lot 2 |
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**Approved:** Construction of one additional drive-thru lane and associated parking layout improvements, which reduces parking spaces from 58 existing to 45, proposed.

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| 9. Site Plan<br>MC # 08 – 215 | <b>Pennington Road, LLC</b> | Hopewell Township<br>2554 Pennington Road<br>Block 78, Lot 65 |
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**Approved:** Construction of a 908 (sf) building addition to an existing 1,153 (sf) office building and reconstruction of the parking lot. The addition is to be built on part of the existing parking lot.

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| 10. Site Plan<br>MC # 08 – 506 | <b>Lawrenceville Oral and<br/>Maxillofacial Surgery, LLC</b> | Lawrence Township<br>51 Franklin Corner Road<br>Block 4902, Lot 6.01 |
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**Approved with conditions:** Construction of a 2,867 (sf) office building with 14 new parking spaces.

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| 11. Site Plan<br>MC # 08 – 304 | <b>Nassau Inn Expansion</b> | Princeton Borough<br>10 Palmer Square<br>Block 20.01, Lot 68 |
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**Approved:** Construction of two (2) separate building additions proposed to the existing Nassau Inn Hotel. Phase I involves the demolition of existing one-story retail space. A new three-story building addition of 8,300 (sf) will replace the demolished area. Phase II involves construction of a 34,060 (sf) addition to the hotel.

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| 12. Site Plan<br>MC # 08 – 607 | <b>Williams Trading Company</b> | Hamilton Township<br>Route 33<br>Block 1828, Lot 49 |
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**Approved with conditions:** Demolition of two (2) one-story masonry buildings and the construction of a one-story 7,600 (sf) retail building with accompanying 39 parking spaces.

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| 13. Minor Subdivision<br>MC # 08 – 407 | <b>Hubsch / Richardson</b> | Ewing Township<br>333-339 Fourth Street<br>Block 117, Lots 6 & 8 |
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**Approved:** Subdivision of an existing 80,449 (sf) lot containing a warehouse/storage building and a garage/storage building into 2 new lots of 48,498 (sf) & 31,951 (sf) with a building on each lot.

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| 14. Minor Subdivision<br>MC # 08 – 807 | <b>Peddie School<br/>Faculty Housing</b> | Hightstown Borough<br>169 Main Street<br>Block 28, Lot 42 |
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**Approved:** Subdivision of an existing 24,628 (sf) lot with an existing building into two lots of 10,823 (sf) with the existing building and 13,428 (sf) vacant lot.

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| 15. Site Plan<br>MC # 08 – 808 | <b>Peddie School<br/>Faculty Housing</b> | Hightstown Borough<br>South Main Street<br>Block 53, Lot 1.01 |
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**Approved:** Construction of five (5) dwellings within the campus of Peddie School to include a new headmaster's house fronting on South Main street and 4 proposed carriage-style houses.

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| 16. Minor Subdivision<br>MC # 08 – 218  | <b>Rockwell Scudder, Jean</b>               | Pennington Borough<br>212 King George Road<br>Block 403, Lot 14           |
| <b>Approved:</b> Subdivision of an existing 75,623 (sf) lot with an existing single family dwelling into two (2) new lots of 55,622 (sf) with the existing dwelling and a 20,000 (sf) vacant lot.   |   |   |
| 17. Site Plan<br>MC # 08 – 305  | <b>Princeton Charter School</b>             | Princeton Township<br>Bunn Drive & Ewing Street<br>Block 5501, Lots 1 & 2 |
| <b>Approved:</b> Construction of new buildings, renovation of existing buildings and new walkways. Phase I includes construction of a 16,900 (sf) gymnasium with classrooms. Future plans call for a new 2,885 (sf) classroom building and a 1,370 (sf) addition to an existing three-story classroom building. |   |   |
| 18. Site Plan<br>MC # 08 – 505  | <b>Rider University<br/>Student Parking</b> | Lawrence Township<br>2083 Lawrenceville Road<br>Block 2701, Lot 5         |
| <b>Approved:</b> Construction of a 283 space parking lot.   |   |   |
| 19. Minor Subdivision<br>MC # 08 – 306  | <b>Kim, Won T. &amp; Youn Y.</b>            | Princeton Township<br>50 Woodland Drive<br>Block 5401, Lots 8 & 18        |
| <b>Approved:</b> Subdivision of existing Lots 8 & 18 of Block 5401 into two new lots. Lot 8.01 of 41,275 (sf) with an existing single family dwelling and Lot 18.01 of 42,535 (sf) with a proposed new single family dwelling.  |   |   |

\* Applicant granted county extension to review the subject application at the July 9, 2008 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.