

**LAND DEVELOPMENT COMMITTEE
MAY 13, 2009**

Present: ___ Thomas M. Ryan, Chairman, Mercer County Planning Board
 ___ Bill Agress, Vice-Chairman, 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. Amended Site Plan MC # 09 – 608 (formerly # 04-631)	Hamilton Station	Hamilton Township 200 Princeton Avenue Block 1505, Lot 10.01

Approved with conditions: Residential Transit Village, originally approved on December 8, 2004 by the LDC. Applicant proposes to reduce the number of multi-family residential units from 680 to 637 units.

2. Site Plan MC # 09 – 901	Iglesia Penticostal Rios De Agua Viva Church	Robbinsville Township 47 North Main Street Block 13, Lots 5 & 6
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Approved: Construction of a new church building of 11,673 sq.ft. and 80 parking spaces.

3. Site Plan MC # 09 – 401	Dunkin' Donuts MNP Mannar Co., LLC	Ewing Township W. Upper Ferry Rd. & Grand Ave. Block 382, Lot 7
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Granted an extension of time: Conversion of an existing one-story masonry building from a gas station use to a Dunkin Donuts store. The property fronts on two (2) County roads.

4. Amended Site Plan & Subdivision MC # 09 – 101 (formerly # 06-113)	East State Street Redevelopment	City of Trenton East State Street Block 26501, Lots 1-8 Block 26502, Lots 1-8 Block 26503, Lots 13-19 & 32
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Approved with conditions: Plan originally approved on October 11, 2006 by the LDC. Applicant proposes to reduce the number of residential units from thirty-two (32) to twenty (20) town home units. The site currently consist of abandoned and condemned row houses.

5. Subdivision MC # 09 – 609	Hamilton Marketplace JDN Real Estate-Hamilton, LP	Hamilton Township 200 Market Place Blvd. Block 2613, Lot 1.01
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Approved with conditions: Creation of a 6.9 (ac) lot with an existing commercial structure and parking spaces from an existing 77.6 (ac) lot.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
6 Site Plan MC # 09 – 404	Cricket Communications, Inc. (PHL-627)	Ewing Township Bear Tavern & Tower Roads Block 373, Lot 1

Approved with conditions: Placement of six (6) wireless telecommunication antennas, mounted on a ten (10') foot extension of the existing one-hundred (100') foot tall tower and extending to a height of one-hundred fourteen (114') feet.

7. Site Plan MC # 09 – 611	Popeyes	Hamilton Township Nottingham Way & Winslow Ave. Block 1786, Lots 12, 13 & 14
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Approved: Construction of a 427 sq.ft. addition to the rear of an existing Popeyes restaurant building and reducing the existing parking spaces by twelve (12).

8. Minor Subdivision MC # 09 – 902	Washington Town Center (TC-3, Phase I)	Robbinsville Township 1329 Park Street Block 8, Lots 1.02 & 1.05
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Approved: Subdivision of lots 1.02 and 1.05 by amending the existing lot lines between the two (2) properties.

9. Minor Subdivision MC # 09 – 802	Bucci, Angela	Hightstown Borough William St. & Wyckoff's Mill Rd. Block 12, Lots 7, 13 & 14
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Approved: Consoladation of lots 13 and 14 to create a new lot 13.01 consisting of 11,873 sq.ft. The new lot will have frontage on William Street.

10. Subdivision MC # 09 – 612	Moore, Allan & Jean	Hamilton Township Old York Road Block 2739, Lot 2
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Approved with conditions: Subdivision of a 51.065 (ac) farm into five (5) residential lots of various size and the farm remainder of 44.213 (ac). The property is being subdivided under Option 1 of the Rural Resource Conservation (RRC) zone.

* 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.