

**LAND DEVELOPMENT COMMITTEE  
SEPTEMBER 9, 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>
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1. Site Plan & Minor Subdivision MC # 09 – 616 (Formerly #05-607)	<b>Twin Ponds (Amended))</b>	Hamilton Township Yardville-Hamilton Square Road Block 2173, Lots 16 & 21
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**Approved with conditions:** Amendment to previously approved site plan for construction of a mixed use development consisting of four (4) residential garden apartment buildings and 17,000 (sf) of commercial uses. The amendment proposes five (5) apartment buildings and no commercial space with 25 additional dwelling units for a total of 144 two (2) bedroom units. A Minor Subdivision application to subdivide a portion of lot 16 to increase the lot area of lot 21 is also requested.

2. Site Plan MC # 09 – 615	<b>Young Celebrities Child Care Center, LP</b>	Hamilton Township 1202 South Olden Avenue Block 2126, Lot 5
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**Approved:** Adaptive reuse of an existing vacant building as a child care facility. The site plan was approved by Hamilton Township with bulk variance relief for the existing conditions and a parking variance to permit one less space than required in order to provide one handicapped parking space.

3. Site Plan MC # 09 – 305	<b>190-198 Witherspoon / The Waxwood</b>	Princeton Borough 190 Witherspoon Street Block 15.01, Lots 25 & 26
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**Approved with conditions:** Renovation of three (3) existing buildings. Site improvements include reconstruction of existing parking lot with block pavers and the addition of landscape areas. One of the existing two (2) story buildings will be expanded by approximately 200 (sf) to accommodate dwelling units on the second floor. Both of the existing two (2) story buildings will have dwelling units on the second floor. The larger existing building will be dedicated to office use only.

4. Site Plan MC # 09 – 614	<b>T-Mobile Northeast, LLC (#1ME7926A) PSE&amp;G Aluminum Tower #2/3</b>	Hamilton Township 3280 East State Street Extension Block 1602, Lot 4
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**Approved:** Co-location of a telecommunications facility on an existing PSE&G electric transmission tower.

5. Minor Subdivision MC # 09 – 504	<b>Salt, Allan J.</b>	Lawrence Township 88 Hughes Drive Block 2010, Lots 2 thru 4 & 17 thru 19
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**Approved with conditions:** Creation of two (2) new lots of 7,500 (sf) each from one lot with an existing two-story dwelling which will remain on proposed lot 17.01.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
6. Site Plan MC # 09- 617	<b>G4 Properties, LLC</b>	Hamilton Township 15 Industrial Drive Block 1581, Lot 15

**Approved with conditions:** Demolition of an existing office/warehouse building in addition to site clearing for construction of a new 12,225 (sf) office/industrial building with 17 new parking spaces for a total of 40 spaces.

7. Site Plan MC # 09 – 618	<b>Horn, David</b> <b>Veterinary Care Center</b>	Hamilton Township 2663 Nottingham Way Block 1789, Lot 7
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**Approved:** Conversion (change of use) of an existing 4,925 (sf) building into a veterinary office with the existing 18 parking spaces.

\* 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.