

**County of Mercer**  
**Division of Planning**

**Memorandum**

To: Mercer Crossings Advisory Committee

From: Matthew Lawson, Principal Planner

RE: September 20, 2005 Meeting Minutes

October 26, 2005

*Agenda:* The principal purpose of this meeting was to review and rate development recommendations, from the ULI and other sources, to further shape a scope of work for the DVRPC Transportation Improvement Study.

*Attending:*

Mercer County: G. Fallat, M. Lawson, D. Lewis  
Ewing Township: J. McManimon  
Lawrence Township: R. Krawczun, P. Mount  
Trenton City: A. Carten  
ETRA: M. Jones, R. Kull, J. McLaughlin  
NJ Office of Smart Growth: R. Like  
Greater Mercer TMA: B. Keppard

*Minutes:*

Lawson introduced the purpose of the meeting and reviewed materials prepared to facilitate the process: As explained in the advance memo of September 9, 2005, the goal was to develop consensus among key stakeholders about what redevelopment recommendations, particularly roadway improvements, should be pursued immediately. Materials used to organize discussion included a list of 42 development recommendations included with the September 9 memo (largely reproduced below) and a few PowerPoint slides with aerial photographs and line maps of the local road network.

The committee discussed each recommendation in turn and successfully identified consensus on near-term, high-priority redevelopment recommendations to pursue. These include:

A. **Land use assumptions:**

1. Enhance/redevelop the Farmers Market and Halo Farm at existing location;

2. Continue using the MCIA and Mercer Wrecking transfer stations as such for the foreseeable future, although care should be taken to not limit future redevelopment options;
  3. Develop denser, mixed-use housing, retail, office, and flex industrial space as infill, re-development, and adaptive re-use of existing parcels;
- B. Transportation improvements for study:**
1. New road segments:
    - a. Extension of Calhoun St. behind Fr. Rocco park, through Boehm site and Capital Plaza to Spruce St.;
    - b. Truck access to transfer station from New York Ave. along old rail ROW;
  2. Re-designed road segments:
    - a. Olden Ave. from Princeton Ave. to Prospect St. (or, for consistency, even to Pennington Rd.): convert to urban boulevard with enhanced bicycle and pedestrian facilities;
    - b. Spruce St. from Princeton Ave. to Arctic Parkway: reduce to two travel lanes with dedicated turn lanes or bays and enhanced bicycle and pedestrian facilities;
  3. Intersection improvements:
    - a. Signal optimization and upgrades;
    - b. Princeton Ave. and Brunswick Circle Extension safety;
    - c. Offset intersection of Princeton Ave. with Mulberry St. and Farmers Market driveway;
    - d. Investigate other intersections for potential improvements, not only for motor vehicle mobility but also for bicycles and pedestrians;
  4. Transit, Bicycle, Pedestrian (aside from those above):
    - a. Draft concept for bike route system to neighborhoods and colleges, using existing streets or proposed multi-use trails;
    - b. Develop trolley right-of-way as a multipurpose trail rather than for motor vehicle use.

Reservations about relocating the Waste Transfer Station and the Farmers Market were expressed. Deferring these as long-term options affects other recommendations that depend on them, such as creating an urban street grid and large-scale housing developments on those sites. Several road extensions also faced objections, including Whitehead Road Extension through Lawrence, Fifth Street extension along the Trolley right-of-way, and a service road north of Spruce Street. While extending Calhoun Street met with a very favorable response, that favor did not apply to the segment that would pass through or behind Halo Farm. Concerns were also raised about intersection changes that would increase traffic cutting through the Farmers Market and Halo Farm.

Regarding implementation, committee members expressed a desire to continue cooperating toward an inter-municipal redevelopment plan, but thought that the particular means and strategies would have to be considered more carefully.

*Next meeting:* Date and time to be determined based on schedule for transportation and Farmers Market planning study projects, or other needs that may arise.