



**ROBBINSVILLE TOWNSHIP LAND USE BOARD MEETING
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NJ
TUESDAY, AUGUST 25, 2026, AT 7:00 P.M.
PUBLIC MEETING ROOM IN MUNICIPAL BUILDING
2300 ROUTE 33, ROBBINSVILLE**

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. OPEN PUBLIC MEETINGS LAW STATEMENT: “Adequate notice of this meeting has been provided as required under Chapter 231 P.L. 1975 specifying the time and place with such notice as being sent to the Times of Trenton, and the Trentonian and posted on the Municipal Building Public Notice Meeting Bulletin Board.”
- IV. FLAG SALUTE
- V. CORRESPONDENCE
- VI. BOARD COMMENTS
- VII. APPROVAL OF MINUTES

VIII. RESOLUTION(S)

IX. APPLICATION(S)

1.LU26-07-02 (Akash Patel)-5 Cottage Place- Proposed installation of 6ft privacy fence within the front yard of a corner lot. **(Block 25.01, Lot 13)**

2. R25-03-01 Main Street Living, LLC- 7-9 Main Street/11-13 Railroad Ave.

Seeking preliminary and final site plan approval to (a) construct a 3-story mixed use building fronting on Main Street. The first floor will be retail and the second and third floors will contain a total of 10 affordable housing units (5 per floor), and (b) also construct a total of 46 stacked townhouse units in five 3 story buildings. All of the required parking for the mixed use and stacked townhouse buildings will be provided on site, and a waiver is requested from the requirement to provide on-street parking on Main Street for the retail uses in the mixed-use building. **(Block 1, Lot(s) 31, 33.01, & 34-36)**

3. **R25-07-01 Robbinsville Heights, LLC (2345-2349 Rt.33-** 4 story mixed use building consisting of a bar/restaurant space, retail space and residential units. A liquor store, restaurant, and additional retail space is proposed on the 1st floor. 1-, 2-& 3-bedroom residential units are proposed on the 2nd, 3rd, and 4th floors, and a rooftop bar/ lounge is also proposed on the 4th floor. (28) proposed apartments. **(Block 1, Lot(s) 18, 19 & 20)**

X. OTHER BUSINESS BEFORE THE BOARD

1. Upcoming Land Use Board Meetings (September 15 & 22)

XI. PUBLIC COMMENTS (for items not on the agenda)

XII. ADJOURNMENT