



ROBBINSVILLE TOWNSHIP LAND USE BOARD MEETING
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NJ
TUESDAY, APRIL 28, AT 7:00 P.M.
PUBLIC MEETING ROOM IN MUNICIPAL BUILDING
2298 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

1. March 31, 2026

- VIII. RESOLUTION(S)

1. LU25-12-03-BAPS Mercer, LLC Applicant received minor site plan approval under Res. No PB2019-15 (Oct 16, 2019) and corrected resolution PB2019-15 (Sept 16, 2024) permitting use of up to 40 temporary mobile home units of which 34 are existing. All units were to be removed by December 31, 2025. As construction continues the applicant is now seeking approval for the continued use of 18 temporary mobile home units until December 31, 2028. The remaining mobile home units are to be removed. **(112 N. Main St. Block 14, Lot 42.01)**

2. LU25-06-01-122 Sharon Corp. Existing paved lot to be re-stripped with minor improvements such as installation of new concrete, wheel stops and an access gate to allow for parking of commercial vehicles. **(122 Sharon Rd. Block 28, Lot 10)**

3. LU25-10-01 Sipler & Donahue (1406 Old York Rd.) - Applicant proposes a single-story addition to the right side of the house. Including 1 bedroom, 1.5 bathrooms, a great room with a kitchen and a 1 car garage and a deck. **(Block 44, Lot 24)**

4. R23-02-02 Windsor Industrial Park Associates, LTD (92 North Main)

Proposal to demolish several existing buildings totaling 226,015 SF and construct 5 new buildings totaling 461,200 SF within the industrial park. (Block 14, Lot 54)
Redevelopment Plan Approved through resolution LU2024-22 on February 27, 2024.

IX. APPLICATION(S)

1. LU26-01-01 Amazon.com Services, LLC – The applicant is requesting preliminary and final site plan approval to convert a portion of the existing employee parking into approximately 111 trailer parking spaces and modify associated drive aisles and site features. **(50 New Canton Way Block 41, Lots 14.011, 36.01, 37.012)**

2. LU24-09-03 Cellco Partnership (Verizon Cell Tower)-Cellco Partnership, d/b/a Verizon wireless is proposing to construct a wireless telecommunication facility at 112 N. Main St. BAPS temple. **(Block 14, Lot 42.01)**

3. LU26-02-01 45 Circle Drive- Adding an approximately 10,000 S.F. pole barn behind the existing office building, along with related site improvements and ADA parking spaces. The proposal includes the request to amend the prior 2009 use variance that permitted a landscaping business to now permit contractor/trades offices and facilities including electrical, landscaping, and related storage and yard uses. **(Block 37, Lot 5.02)**

X. OTHER BUSINESS BEFORE THE BOARD

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

XII. ADJOURNMENT