



**ROBBINSVILLE TOWNSHIP LAND USE BOARD MEETING
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NJ
TUESDAY, OCTOBER 27, 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

1. Robbinsville Watershed Assessment Report (WAR) Presentation

The Watershed Assessment Report (WAR) for Robbinsville Township was prepared to evaluate existing watershed conditions, identify water quality and flooding concerns, and develop a framework for future watershed improvement projects within the Township’s jurisdiction. This assessment supports New Jersey Department of Environmental Protection (NJDEP) Watershed Improvement Plan requirements and provides the technical basis for future project selection and implementation.

- VI. BOARD COMMENTS
- VII. APPROVAL OF MINUTES
- VIII. RESOLUTION(S)

1. LU26-01-02- Sharbell Building, Co. LLC -2370 Rt. 33

Proposal for a Preliminary and Final site plan use variance and minor subdivision application for eight (8) stacked townhomes to be contained in one building which will be adjacent to the former Rite-Aid building in the area currently used for temporary parking. **(Block 8, Lot 1.18)**

2. LU26-09-01 201 Hutchinson Rd. (V. Donavalli) Proposed installation of 6ft privacy fence within the front yard of a corner lot. **(Block 3, Lot 18.01)**

3. LU26-04-01 Affordable Housing Alliance- Proposal to build 6 affordable single-family homes. **(Block 21, Lot 27.03)**

IX. APPLICATION(S)

1.R25-09-01 Hovnanian's Reflections at Robbinsville, LLC-7 Sharon Rd.

Proposal involves developing 23 acres of the site into an active adult community consisting of 92 townhomes with attached garages and internal-access driveways. The townhomes will be arranged in buildings of three to seven units, each featuring a two-car garage, with a clubhouse and recreation facilities located near the main access from Sharon Road. A temporary cul-de-sac will be constructed and later replaced with a permanent access road connecting to future out-parcel development. **(Block 27, Lot 5)**

X. OTHER BUSINESS BEFORE THE BOARD

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

XII. ADJOURNMENT