



**ROBBINSVILLE TOWNSHIP LAND USE BOARD MEETING
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NJ
TUESDAY, JULY 28, 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

1. June 23, 2026

VIII. RESOLUTION(S)

1. 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)**

2. LU26-05-01 -63 Robbinsville -Edinburg Rd. (Mielcarz)

Proposal to build a 1-story, 2 car garage over part of the existing driveway and attach it to the principal building via an open-air breezeway. **(Block 6, Lot 21)**

3. LU2026-18- Ordinance 2026-21 amending Chapter 142-21 of the code of the township of Robbinsville entitled “ Land Use. Removing Computer and data processing and other related services as a permitted use in the MU-ARCD, OC, and PCD zones.

4. LU2026-19- Ordinance 2026-22 amending Chapter 142 of the code of the township of Robbinsville entitled “Land Use” specifically Chapter 142-16 entitled “R1.5 low residential district. Removing public and parochial schools as a permitted use.

5. LU2026-20-Ordinance 2026-23- An ordinance amending the “Gordon-Simpson Tract” redevelopment plan- Route 130 South redevelopment area. Height being changed from 35 ft. to 45 ft. max for the commercial parcel.

IX. APPLICATION(S)

1. LU26-01-02- Sharbell Building, Co. LLC -2370 Rt. 33 (*Carried from June 23, 2026*)

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. 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)**

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