LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Regular
Monday, April 6, 2026

Present:	Kevin Nerwinski, Manager Christopher Bobbitt, Mayor James Kownacki, Councilman Maria Connolly, Vice Chairperson Ian Dember Alan DiSciullo Philip Duran Terrence Leggett, Chairperson Annette Loveless Kenneth Kiernan, Alternate #1
Excused Absence:	Leslye Scipio, Alternate #2
Absent:	None
Also Present:	James F. Parvesse, Municipal Engineer Edwin Schmierer, Planning Board Attorney Elizabeth McManus, Planning Consultant

Statement of Adequate Notice:

Adequate notice of this meeting of the Lawrence Township Planning Board has been provided by filing the annual meeting schedule with the Municipal Clerk as required by law; by filing the agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building and mailing to the Trenton Times and the Trentonian newspapers.

Public Participation:

The Township opened the meeting for public questions and comment. 19 residents spoke during the hearing and asked a variety of question and expressed their concerns. Concerns included, but were not limited to the following:

- Scope of review planned for ordinance discussion planned for this meeting under item 7. Beth McManus provided a general overview of all ordinances planned for discussion.
- History of process associated with ETS and 3641 Lawrenceville Road. Beth McManus referred them to the Fair Share and Amended Fair Share Plan. Mediation agreements also discussed.
- Process concerns were expressed along with rights associated with legal action.
- Anxiety regarding lack of transparency and notice regarding potential develop plans for ETS and 3641 Lawrenceville Road. Mayor Bobbitt provided a general overview of the affordable housing requirements and process. Manager Nerwinski confirmed that the Township is not aware of any developer associated with the ETS property. Mr. Dember questioned the presence of a broker and ETS finance status.
- Environmental Resource Inventory published by DVRPC, Green Acres restriction and tax revenue were discussed.
- Concerns regarding the Gulick House and how the process for Care One advanced and resulted in a zone change. Ms. McManus confirmed that no zone change has occurred.
- Communication with D&R Greenway and acquisition of property.
- Mediation agreements were discussed as being public documents.

- Impacts to the school system were discussed. Manager Nerwinski provided an overview of the School District needs now and in the future.
- Concerns regarding Whitehead Road roundabout signage were discussed. Mr. Parvesse agreed to follow-up and determine if any modifications are warranted.
- Concerns were expressed regarding housing values, traffic and roadway system limitations.
- The ordinance process and schedule for adoption was discussed.
- Responsible planning was requested to provide affordable housing.
- Historic concerns regarding the Gulick House and process.
- Fourth Round obligations were discussed along with density and traffic concerns related to ETS.
- How properties are identified were discussed. Public transportation and jobs.
- Eggert Crossing Village and the approval process was discussed.
- Suggestion that the Township should support ongoing litigation.

Minutes for Approval:

March 16, 2026, regular meeting

Meeting minutes of the regular session were approved.

Resolutions:

Resolution of Memorialization 11-26; Minor Site Plan w/ Variances Application No. SP-6/25, **Meridian Furniture Inc.**, 300-356 Enterprise Avenue; Tax Map Page 36, Block 602, Lots 1 & 2
Approved per unanimous vote.

Resolution 12-26; 2026 Approving and Adopting an Amendment to the 2025 Fourth Round Housing Plan - Housing Element & Fair Share Plan to Satisfy the Township's **Fourth Round Affordable Housing Obligation**
Approved per unanimous vote.

Applications:

None

Public Hearing

None

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Draft Ordinances

Ms. McManus provided an overview of all the draft ordinances as follows:

- Affordable Housing Ordinance
- Affordable Housing Fee Ordinance
- Neighborhood-1 Overlay District (ETS Site)
- RC Regional Commercial District (QBM Site)
- AT District Amendment (Harney's Corner Area)

Members of the Board asked questions and discussed various concerns and suggestions.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned. Digital audio file of this meeting is available upon request.

Respectfully submitted,

James Parvesse
Board Secretary
Minutes approved: _____