

LAWRENCE TOWNSHIP PLANNING BOARD MEETING

Regular

Monday, October 6, 2025

Present: Kevin Nerwinski
Patricia Hendricks Farmer, Mayor
Maria Connolly, Vice Chairperson
Alan DiSciullo
Phillip Duran
Terrence Leggett
Annette Loveless
Leslye Scipio

Absent: Ian Dember
Carlos Hendricks, Alternate #1
Olympia l'Liou Perry, Councilwoman

Also Present: James Parvesse, Municipal Engineer
Edwin Schmierer, Planning Board Attorney
Elizabeth McManus, Planning Consultant
Quazi Masood, Traffic Engineer
Jennifer Lech, Recording Secretary

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:

None

Minutes for Approval:

June 16, 2025
August 4, 2025

The minutes were unanimously approved.

Resolutions:

Resolution of Memorialization 18-25; Preliminary & Final Major Site Plan Application No. SP-2/25, **Acqua New Jersey, Inc.**, Well #6, Lawrenceville-Pennington Road, Tax Map Page 47, Block 4701, Lot 4; was approved per unanimous vote.

Resolution of Memorialization 19-25; Minor Site Plan Application No. SP-3/25; **Acqua New Jersey, Inc.**, Well #9, Denow Road, Tax Map Page 47, Block 4701, Lot 42, was approved unanimous vote.

Applications:

Preliminary & Final Major Site Plan w/ Variance Application No. SP- 8/23; **Tricone Engineers, Inc.** Grovers Mill Road; Tax Map Page 42.07, Block 4201.01, Lot 33.03.

Walter Toto Esq., represented the applicant.

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Witness #1: Calisto Bertin, PE advised that the applicant requested preliminary and final site plan approval for construction of eighty-five (85) townhouse and apartment units. The property is located in the AT-3 zone with site access from Mall Access Road. Several variances and design exceptions have been requested.

The site is zoned for residential use and is included in the Housing Element and Fair Share plan with a 20% set-aside (17 units) for affordable units. The applicant proposes six (6) multi-family buildings; four (4) townhouse buildings and two (2) apartment buildings. There will be an amenity area (pool, barbeque, pool house and dog enclosure). NJDEP approval is being sought for disturbance in a portion of the wetland buffer area. Sidewalks will be added and curbing for Grover's Mill Road. The driveways will be comprised of grass/lattice block.

The Engineer provide a summary of the improvements and modifications to the plan to address various concerns from the professionals. Circulation, parking, stormwater management, landscaping, landscape buffers, waste management methods and pedestrian connectivity around the site and to the adjacent QBM.

Members of the Board discussed various concerns and suggested a number of conditions. Comments and recommendation were also offered by the Board's professionals.

Witness #2: Alan Zinbler, Architect for the project provided testimony regarding the number of buildings, building height, unit configurations and affordable housing units. Testimony was also provided about the specific architecture and building materials. Various exhibits were provided and discussed.

Members of the Board discussed various concerns and suggested a number of conditions. Comments and recommendation were also offered by the Board's professionals. The waiver of the sustainable design assessment was discussed

Witness #3: Eric Hough, Traffic Engineer for the project provided testimony regarding the traffic study prepared for the project. Information on traffic counts, level of service, sight distance, pedestrian circulation, driveway visibility and movement limitations for safety. Discussion of switching driveway movements to improve visibility and preserve basin landscaping.

Members of the Board discussed various concerns and suggested a number of conditions. Comments and recommendation were also offered by the Board's professionals.

Witness #4: Mark Remsa, Planner and Landscape Architect for the project provided testimony regarding the inclusionary housing, detention basin aesthetics, overall landscaping and screening. Planning testimony included surrounding uses, proposed use as it relates to the current zoning and master plan. Various testimony was also provided including positive and negative criteria as required.

Members of the Board discussed various concerns and suggested a number of conditions. Comments and recommendation were also offered by the Board's professionals. Further discussion of the need for a sustainable design assessment. Recommendation made for continuing the application to address concerns and return to the Board.

Public Comment: None

The application was continued to the Monday, December 1, 2025 Planning Board Meeting.

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Master Plan Update:

Beth McManus provide a brief update on the status of the Master Plan.

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,

Jennifer Lech
Recording Secretary &
James Parvesse
Board Secretary
Minutes approved:


3/16/20