

LAWRENCE TOWNSHIP PLANNING BOARD MEETING

Regular

Monday, November 17, 2025

Present: Patricia Hendricks Farmer, Mayor
Maria Connolly, Vice Chairperson
Ian Dember
Alan DiSciullo
Annette Loveless

Absent: Kevin Nerwinski
Phillip Duran
Terrence Leggett
Carlos Hendricks, Alternate #1
Olympia l'Liou Perry, Councilwoman
Leslye Scipio

Also Present: James Parvesse, Municipal Engineer
Edwin Schmierer, Planning Board Attorney
James Kyle, 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: None

Minutes for Approval: None

Resolutions: None

Applications:

Minor Site Plan w/ Bulk Variance Application No. SP-5/25; **Lawrence Shopping Center Associates, LLC,**
2495 Brunswick Pike, Tax Map Page 20.01, Block 2001, Lot 2.01

Lisa John-Basta represented the applicant.

Witness #1: Joshua Sewald, Professional Engineer for the project provided a general overview of the project and discussed the various aspect of the application including the specific site improvement proposed for the Tractor Supply. A colored landscape/site plan was provided to illustrate the improvements. The Tractor Supply use was discussed in detail and how those use relate to the proposed site improvements and outside storage areas. Improvements to the entrance driveway off Princeton Pike was discussed including proposed landscaping. Lighting was discussed along with other items to address comment in the various reports including pedestrian circulation, stormwater management, landscaping, building improvement and crosswalks. Signage was deferred to a future application.

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

Mr. Sewald discussed and provided testimony for the variances required for the application including floodplain disturbance and canopy structure location. Positive and negative criteria were provided as required.

A trail connection suggestion by the committees for an easement between the Shabakunk and Brunswick Pike was discussed. The applicant supports the idea but expressed concerns as a condition due to outside agency requirements.

Public Comment:

Dave Mizenko representing the Friend of the Lawrence Greenway comment on the suggested easement and trail along the Shabakunk. Significant discussion occurred regarding the proposal by the Board and Applicant's attorney. Further discussion was agreed to with no specific condition proposed.

Silvia Kobus had questions about sidewalk conditions and access. Suggestion made for better crosswalks or walking paths from US Route 1 and Princeton Pike.

Patricia Connolly commented on flooding, access and truck traffic.

The Board reviewed the overall testimony and conditions.
The application was approved per unanimous vote.

New Business:

2026 Planning Board Meeting Schedule

Master Plan Update: None

Discussion:

Brief discussion of transitioning to digital documents instead of distributing hard copies.

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:



3/16/26