

LAWRENCE TOWNSHIP PLANNING BOARD MEETING

Regular

Monday, December 1, 2025

Present: Kevin Nerwinski
Patricia Hendricks Farmer, Mayor
Maria Connolly, Vice Chairperson
Ian Dember
Alan DiSciullo
Phillip Duran
Terrence Leggett
Annette Loveless
Carlos Hendricks, Alternate #1
Leslye Scipio

Absent: Olympia I'Liou Perry, Councilwoman

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

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

Application:

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.

Continued from October 6, 2025

Walter Toto Esq., represented the applicant.

Witness #1: Calisto Bertin, PE advised that the applicant has made changes to the plans to reflect the comments from the Board and its professionals. Mr. Berlin explained the following changes:

- The driveway configuration and turning movements have been modified to improve sight distance. No left turns permitted out of north driveway.
- Parking signage have been added for assigned parking only.
- Handicap parking has been added to building A.
- EV parking improved to provide better distribution.
- Landscape plan modifications for detention basins and overall site.
- Added a child play area (858 square feet) and amenities to dog park.
- Sump pump issues added to the plan.
- Dumpster modifications to increase capacity.

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- Driveway slopes reviewed and identified on the plans.
- Circulation issues addressed.
- Groundwater table addressed with long term monitoring wells.

Members of the Board discussed various concerns and suggested a number of conditions. Comments and recommendation were also offered by the Board's professionals. Issues discussed include various items in the Sustainable Design Assessment, landscape recommendations, EV requirements, parking enforcement, wildlife restrictions, light shielding and wetland and wetland buffer restoration.

Witness #2: Alan Zinbler, Architect for the project provided testimony regarding plan modification to address prior concerns and recommendations.

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

Public Comment: None

Motion made to approve the application subject to all the conditions previously noted. The application was approved per unanimous vote.

Application:

Minor Subdivision w/ Bulk Variance Application No. S-2/25

Property & Land Acquisition LLC., 100 Denow Rd., Tax Map Page 54, Block 5401, Lot 112

Ryan Kennedy Esq., represented the applicant.

Witness #1: Craig Stratton, PLS provided a summary of the project including the location, property configuration, existing configuration, frontage on Denow Road and Sturwood Way and adjacent properties. Mr. Stratton provided a description of the existing house and fence and explained that any encroachments would be addressed. Right of Way will be dedicated along the frontage to provide a uniform frontage. Sidewalk will be provided along the frontage at the time of the future house construction.

Variance was discussed for required lot frontage. It was determined that frontage is only required on one side of a corner lot. Therefore, it is possible to achieve a conforming lot. This may not be advisable due to the overall configuration.

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: Paul Gleitz, PP provided testimony regarding the overall development and conformance with the ordinance and overall master plan. Testimony also provided for the necessary variance including both 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.

Public Comment: None

