LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Regular
Monday, March 16, 2026

Present:	Kevin Nerwinski, Manager Christopher Bobbitt, Mayor James Kownacki, Councilman Maria Connolly, Vice Chairperson Ian Dember Philip Duran Annette Loveless Kenneth Kiernan, Alternate #1 Leslye Scipio, Alternate #2
Excused Absence:	Alan DiSciullo Terrence Leggett, Chairperson
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:

None

Oath of Office:

Mr. Schmierer administered the Oath of Office to Kevin Nerwinski and Kenneth Kiernan.

Minutes for Approval:

October 6, 2025, regular meeting
November 17, 2025, regular meeting
December 1, 2025, regular meeting
December 1, 2025, closed session
February 2, 2026, regular meeting

All meetings of the regular and closed sessions were approved.

Resolutions:

None

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Applications:

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

The applicant(s), Meridian Furniture, Inc. (the "Applicant" and/or "Applicants"), represented by Dino Spadaccini, Esq., is filing this application with the Lawrence Township Planning Board (the "Board") for minor subdivision approval, minor site plan approval, bulk variance relief, and waiver relief, if any, in connection with the property commonly known as 300-356 Enterprise Avenue, known and designated as Block 602, Lots 1 & 2 on the tax maps of the Township of Lawrence, Mercer County, New Jersey, situated in the Limited Industrial ("LI") Zoning District (the "Property"). The City of Trenton is the owner of the Property.

Mr. Spadaccini, discussed how the proposed development also affects Block 23203, Lot 1 and Block 23102, Lots 2 & 9 on the tax maps of the City of Trenton, Mercer County, New Jersey, situated in the I-L Light Industrial Zoning District, owned by the City of Trenton. A development application has been filed and approved by the City of Trenton Planning Board for the portion of development proposed in the City of Trenton.

Mr. Spadaccini reviewed the site and the following exhibits:

A-1. Exhibit entitled *Existing Conditions Aerial Exhibit* prepared by Redcom Design & Construction, LLC, dated January 22, 2026 and consisting of one (1) sheet labeled "R-1."

A-2. Photo exhibit entitled *310 Enterprise Ave Existing Frontage* prepared by Redcom Design & Construction, LLC, dated January 19, 2026.

A-3. Photo exhibit entitled *310 Enterprise Ave Existing Trail* prepared by Redcom Design & Construction, LLC, dated January 19, 2026.

A-4. Exhibit entitled *Proposed Conditions on Aerial Exhibit* prepared by Redcom Design & Construction, LLC, consisting of one (1) sheet labeled "R-4."

A-5. Exhibit entitled *Site Plan Rendering Exhibit* prepared by Redcom Design & Construction, LLC, dated December 10, 2025 and consisting of one (1) sheet labeled "R-2."

A-6. Exhibit entitled *Subdivision Exhibit for Assunpink Creek Greenway* prepared by Redcom Design & Construction, LLC, dated January 22, 2026 and consisting of one (1) sheet labeled "R-3."

A-7. Architectural rendering entitled *310 Enterprise Ave Render A* prepared by Redcom Design & Construction, LLC, dated January 19, 2026.

A-8. Architectural rendering entitled *310 Enterprise Ave Render B* prepared by Redcom Design & Construction, LLC, dated January 19, 2026.

The Applicants Engineer, William Haduch, PE, also provided testimony and answered questions from the Board and its professionals.

The application was approved and the applicant has agreed to comply with any outstanding conditions in reports as discussed or modified by the Board.

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Public Hearing

2026 Amendment to the 2025 Fourth Round Housing & Fair Share Plan

Elizabeth McManus, the Township Planning Consultant, provided some background on the 4th round requirements and how the Township addressed compliance in prior rounds. Vacant land adjustment requirements were discussed as well as their impact on the plan. Ms. McManus also discussed the process by which the plan is reviewed by the Court and related professionals.

Objections to our housing plan were discussed and the mediation process by which they are resolved. Ms. McManus provided an overview of the 2026 Affordable Housing Amendment including a detailed discussion of the sites modified or added to the plan. A complete detailed copy of the amended plan can be located at:

https://www.lawrencetwp.com/departments/engineering-planning-zoning/MasterPlan

Modifications included additional units at Quakerbridge Mall, eliminating both the Capital Health and Hub City Distributing site, adding a site on Lenox Drive North, additional sites in the Harney's Corner area and increased density at the 3641 Lawrenceville Road site.

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

Public Participation

The Township opened the meeting for public questions and comment. 22 residents spoke during the hearing and asked a variety of question and expressed their concerns. Concerns included, but were not limited to the following:

- The builders remedy / Immunity status and impact on the Township and the Community. Mediation process.
- Status and impact on the historic house on the 3641 Lawrenceville Road site as well as proposed density of the proposed zoning. Density requirements to restore or maintain historic house.
- Development of the ETS was discussed at length. Concerns were expressed about the process and attendance during the prior hearing back in 2025. Specific site concerns included the density, town center concept, walkability, LHT impacts, property values, Green Acres exemption, environmental impacts, traffic, roadway system limitations, storm water and quality of life. The specific area of re-zoning was discussed and the Planner provided an exhibit of the area to the north of the ring road.
- Overlay zoning issues and concerns with sites that don't develop as planned with affordable housing.
- Alternative sites were discussed and whether they could be an option to replace the ETS site.
- Protections from potential lawsuits and risks associated with lack of compliance.
- Existing density and concerns more development in the southern portion of the Township..
- Process moving forward including zoning, site plan and ultimate development.
- Notification to adjacent Municipalities.

Following further discussion and consideration the Board voted to adopt the Amended Housing Plan per unanimous vote.

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Draft Ordinances

Ms. McManus suggested that Board members review the draft ordinances and provide any comments by the end of the month so the changes can be included and introduced at the first Council Meeting in April.

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: 4/6/26