

LAWRENCE TOWNSHIP PLANNING BOARD MEETING

Regular

Monday, August 4, 2025

Present: Patricia Hendricks Farmer, Mayor
Maria Connolly, Vice Chairperson
Phillip Duran
Annette Loveless
Olympia l'lou Perry, Councilwoman

Absent: Kevin Nerwinski, Manager
Ian Dember
Alan DiSciullo
Carlos Hendricks, Alternate #1
Terrence Leggett, Chairperson
Leslye Scipio, Alternate #2

Also Present: James 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

Minutes for Approval:

May 5, 2025, regular meeting
May 5, 2025, closed session
May 19, 2025, regular meeting
May 19, 2025, closed session
June 2, 2025, regular meeting
June 2, 2025, closed session

All meetings of the regular and closed sessions were approved.

Resolutions:

Resolution of Memorialization 17-25; Preliminary & Final Minor Site Plan Application w/ Bulk Variance No. SP-5/24, Lazy Dog Restaurant, 3357 Brunswick Pike, Tax Map Page 52.03, Block 5201, Lot 39, was approved per unanimous vote.

Applications:

Preliminary & Final Major Site Plan Application No. SP-2/25, Aqua New Jersey, Inc., Well #6, Lawrenceville-Pennington Road, Tax Map Page 47, Block 4701, Lot 4

Richard Wells, Esq. represented the applicant and advised that Aqua NJ is seeking preliminary and final major site plan approval for construction of a 1,197 square foot PFAS water treatment building at the

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existing Well #6 facility. The existing building will be demolished. The Aqua facility is located within an easement on property owned by the Village Mill HOA with access provided along the Johnson Trolley Line.

Witness #1: Jenna Ackerson, Project Coordinator, Aqua NJ provided the Board with an explanation of what PFAS is. She described the site of Well #6. She advised that the improvements at the site will not create any additional noise. Maintenance will be required annually and will include removing filters. Lighting that will be installed will be for security and will be down facing. Crushed stone will be used on the Johnson Trolley Lane to minimize construction damage. Safety monitors will automatically shut the system down should there be any issues.

Witness #2: Gregory Sullivan, PE, Remington & Vernick Engineers, advised that the proposed improvements would include a structure to surround the equipment, lighting and fencing. There are no environmental constraints. Landscaping in the rear of the property will not be disturbed and the landscaping plan will be revised per the Board's recommendations. Lighting will have no negative impacts to the surrounding areas. The grinder pump will be below ground and will not omit sound. Stormwater mitigation is not needed and there will be no changes to any runoff patterns. The proposed equipment and designs are tailored to have minimal impact. Ms. Loveless asked for clarification as the demo plans indicated a wetlands area where there are no wetlands (appears to be a tree disturbance area). The applicant agreed to remove that from the plans. Ms. Loveless also requested that the applicant lower the CCT to 2500 for bats and change the environmental notes to "silver haired bats". Ms. McManus added that construction time may have to altered once it's determined what species of bats exist.

Public Participation

Victor Murray – 4 Melvina Drive, advised that his property is on the opposite side of this pumping station. Mr. Murray expressed concern about this process and the length of time and noise that will be created as well as the health concerns with PFAS and feeding into the water system. He feels that the township should hold a pubic forum to discuss PFAS.

Karen Edelman – 6 Melvina Drive, inquired about the exterior fencing and if the Johnson Trolley Line will be blocked. Ms. Edelman also wanted to know how long the construction process would take as she and her husband work from home and she's concerned about the noise level during the day.

David Hoffmann – 10 Melvina Drive, wanted a definition of PFAS and what compounds are being drawn out.

Raymond Pirre – 7 Melvina Drive, expressed concern over contamination issues and the security of the facility. He believes that installing a taller and more secure fence would be beneficial.

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

Minor Site Plan Application No. SP-3/25; **Aqua New Jersey, Inc.**, Well #9, Denow Road, Tax Map Page 47, Block 4701, Lot 42

Richard Well, Esq., represented the applicant and advised that Aqua NJ is seeking minor site plan approval for a 350 square foot addition to the existing water treatment facility commonly known as Well #9. All previous testimony for application SP-2/25 related to PFAS, treatment requirements and general operations would apply to this application.

Witness #1: Jenna Ackerson, Project Coordinator, Aqua NJ, advised that Well #9 functions the same as Well #6.

Witness #2: Gregory Sullivan, PE, Remington & Vernick Engineers, gave a brief explanation of the existing site conditions at Well #9. There will be minimal demolition as the existing structure will be maintained.

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The new structure will be added to house the PFAS equipment. Landscaping will be supplemented in the rear for the neighboring property. The dehumidifier on the concrete pad will not create additional noise or discharge into the air. From an engineering perspective there will be no difference from the outside to the functionality of the site. The area that will be under construction/disturbed is not in the wetlands area. Construction time will be roughly nine (9) months, but both projects will not occur at the same time.

Ms. McManus suggested that evergreen trees be added along the rear to block visibility.

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

Master Plan Update

Ms. McManus advised that due to new developers emerging it has caused a delay. The time period that the State allows ends on August 31, 2025. All comments and changes will be presented to the subcommittee in early Fall. Another round of public meetings will follow. Adoption of the Master Plan is still planned for the end of this year.

Sylvia Kobus, 1547 Ohio Ave., sought clarification on the postponement of the Master Plan process for ETS.

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
Minutes approved:

10/6/25