

LAWRENCE TOWNSHIP PLANNING BOARD MEETING

Regular

Monday, June 16, 2025

Present: Patricia Hendricks Farmer, Mayor
Kevin Nerwinski, Manager
Terrence Leggett, Chairperson
Maria Connolly, Vice Chairperson
Carlos Hendricks, Alternate #1
Phillip Duran
Annette Loveless

Absent: Ian Dember
Alan DiSciullo
Olympia I'Liou Perry
Leslye Scipio, Alternate #2

Also Present: James Parvesse, Municipal Engineer
Sharon Dragan, Acting Planning Board Attorney
Elizabeth McManus, Planning Consultant
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:

None

Resolutions:

Resolution of Memorialization 15-25; Minor Subdivision Application No. S-1/25, **James & Joan Schubin** 130 Lawrenceville-Pennington Rd., Tax Map Page 60.01, Block 6001, Lot 35.01, was approved per unanimous vote.

Applications:

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

The applicant has requested preliminary and final site plan approval for improvements to the former Houlihan's restaurant at Mercer on One. Exterior improvements include removal of parking spaces to construct an outdoor covered patio dining area, relocation of accessible parking spaces and new landscaping. The total decrease in number of parking spaces is eleven (11), which requires a bulk variance.

Damien Del Duca, Esq. represented the applicant. He advised that this Lazy Dog restaurant will be the first in New Jersey. The proposed work includes renovations to the current building, and removal of the eleven (11) parking spaces to construct a covered patio along with new and improved landscaping.

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Witness #1: Jared Taylor, Golden Property Development/Lazy Dog, stated that the company began over twenty (20) years ago and now consists of fifty-five (55) restaurants. Architecture, landscape etc. is the focus of the Lazy Dog brand for a "Rocky Mountain feel" and brand recognition. Customers are encouraged to bring their dogs to the outdoor patio area, but pets will not be permitted within the building unless they are service animals. Lazy Dog has seen a large uptake in take-out sales which is why a separate take-out door and designated parking for take-out and delivery drivers is being proposed. The applicant is requesting a third sign for the rear facade of the building, but no freestanding signs are being requested. It was noted that the former restaurant had previously had three façade signs.

Witness #2: Jason DeYoung, Proof Civil, Engineering Consultant advised that the take-out spaces being proposed should remain as the applicant has found issues with patrons being able to identify and use the proper spaces in the past. The applicant is willing to comply with adding additional trees and removing some plant species from their plan, but would like the Board to keep in mind that some of the plantings contribute to the aesthetic of the "Rocky Mountain feel".

Witness #3: Sandy Koza, Traffic Engineer, Bowman provided an overview of the recent traffic/parking study she performed on a Wednesday, Friday and Saturday. Parking observations during 30-minute intervals showed that roughly 30% of the available spaces were being used. It is her belief that there is ample parking. Ms. Loveless requested that the crosswalks in the area be refreshed.

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

Public Hearing

2025 Fourth Round Housing & Fair Share Plan

Ms. McManus provided an overview of the Affordable Housing obligation for the Township of Lawrence. Ms. McManus detailed the levels of affordable housing and first-fourth round obligations. The next step is to adopt the Housing Plan by June 30, 2025 and submit to the court. A complete detailed copy of the plan can be located at:

<https://www.lawrencetwp.com/media/Departments/EngineeringPlanningZoning/Reports%20MP%20Ammendments/250616%20Adopted%20Housing%20Plan%20.pdf>

The Board voted to adopt the Housing Plan.

Public Participation

Thomas Carroll, Esq. represented ETS and stated that they are looking forward to working with the Township.

Sylvia Kobus, 1547 Ohio Avenue wanted to thank the Board for their hard work with developing the Housing Plan.

Respectfully submitted,


Jennifer Lech

Recording Secretary

Minutes approved:

10/6/25