LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, April 15, 2026

Present:	Christina Hultholm Jeffrey Johnson Joseph Blaney Mehdi Raza Bruce Kmosko, Alternate #1 Jeffrey Edelstein, Alternate #2
Absent:	Olga Dember Howard Cohen Sarah Siggelakis
Also Present:	Edwin Schmierer, Zoning Board Attorney Brenda Kraemer, P.E., Assistant Municipal Engineer Elizabeth McManus, Planning Consultant

Statement of Adequate Notice:

Adequate notice of this reorganization and regular meeting of the Lawrence Township Zoning Board of Adjustment has been provided by filing the annual meeting schedule with the Municipal Clerk as required by law, and by filing this agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building, and mailing to the Trenton Times newspaper.

Minutes:

February 18, 2026 minutes were unanimously approved.

Public Participation (for items not on agenda):

none

Applications:

RTM Realty Investments, Inc.

Use Variance Application No. ZB 2/26 and Minor Site Plan Application SP 2/26
1010 Spruce Street, Tax Map Page 2, Block 201, Lot 43

Mr. Schmierer confirmed proof of notice was in order. The applicant was represented by Dino Spadaccini Esq., who introduced the application and provided a brief outline. The existing building at 1010 Spruce Street, a former tire center, is proposed to be renovated for a meat processing and packaging facility. There will be a small retail deli at the front of the building and an enclosed loading dock in the rear of the building. Several site improvements are proposed. The first witness James Bash, PE, Van Cleef Engineering was sworn as an expert in engineering. Mr. Bash provided information about the improvements including enhanced buffering along the rear of the building, removal of parking spaces not needed for the use, a new driveway onto Tiffany Woods Drive, removal of the existing non-conforming pylon sign and replacement with a conforming monument sign, increase of lawn area around the building and a proposed bike rack. All improvements will be coordinated with both Mercer County and Lawrence Township, which plan roadway improvements on Spruce Street and within the Tiffany Woods development.

The owner, Robert Trofimowicz, provided testimony about the proposed facility operations. There will be one shift, 15 employees total on a daily basis. The facility will be open 6 am – 3:30 pm daily with washdown after each workday. There is a possibility the retail store will be open on Saturdays. The use is inspected daily by USDA and the owner has to comply with federal regulations. Meats are smoked however, the applicant agreed to adjust the vents to ward Spruce Street if possible and add after-burners if odor is an

issue. All meat products are disposed in a separate process, not in the onsite trash dumpster. The applicant agreed to comply with Township noise ordinances, loading/unloading timing restrictions per the administrative code, provide a lighting plan for review with night sky compliant fixtures not exceeding 3000K, and to obtain ELSA approval for the change in use. In addition, the applicant will comply with conditions noted in staff and consultant reports.

Paul Gleitz, PP, was recognized as an expert in planning and provided testimony regarding the use variances needed, bulk variances needed and the intensity of the use related to other uses in the HC Zone. He reviewed Master Plan and Land Use Ordinance objectives and concluded that the proposed application furthers the purposes of both by promoting redevelopment, improving the visual environment, and providing an efficient use of land. He opined that the reduction in the number of parking spaces allows for an increase in landscaping coverage and reduces impervious coverage, which is non-conforming but improved with the proposal.

During questions, the Board requested more significant landscaping in the rear yard buffer and the applicant agreed to provide 8-10' trees instead of 6-8' evergreen type trees.

There were members of the public that provided testimony including Mary Jane Witt (2 Tiffany Woods Drive) who had concerns about health issues, Joanne Ferriera (7 Kent Court), formally objecting to the proposal stating that there are traffic and safety issues as well as the site has reached its limits. Sylwia Kobus spoke in favor of the applicant and his products.

After discussions and deliberations, the Board decided that the applicant had met the burden of proof and conditions could be imposed to mitigate any potential impacts. The Board voted unanimously to approve the application.

Other Business:

None

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 9:45 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

Brenda Kraemer
Acting Recording Secretary

Minutes approved: Brenda Kraemer