

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Regular
Monday, April 20, 2026

Present: Kevin Nerwinski, Manager
Christopher Bobbitt, Mayor
James Kownacki, Councilman
Maria Connolly, Vice Chairperson
Alan DiSciullo
Philip Duran
Terrence Leggett, Chairperson
Annette Loveless
Kenneth Kieman, Alternate #1

Excused Absence: Ian Dember
Leslye Scipio, Alternate #2

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

Minutes for Approval:

None

Resolutions:

None

Applications:

None

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Public Hearing

Preliminary Investigation of the Property at
3641 Lawrenceville Road – Designation as Redevelopment Area

Beth McManus gave a presentation based on the Area in Need of Redevelopment Study, dated April 1, 2026. The presentation included, but was not limited to the following:

- Description of the property, location, zoning and structures on the property.
- Explanation of the purpose of the hearing to determine if the property meets one or more criteria for an area in need of redevelopment.
- Overview of the steps required and general benefits of establishing a redevelopment area.
- Explanation of the 8 criteria for designation of redevelopment area with a focus on criteria a and d.
- Ms. McManus provided detailed information about the site and structures demonstrating how this site meets the criteria noted in law. Based on the information a recommendation was made to approved this site as an area in need of redevelopment.

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

Public Comment

The Township opened the meeting for public questions and comment. 12 residents spoke during the hearing and asked a variety of question and expressed their concerns. Members of the Board responded to questions and concerns as appropriate. The discussions included, but were not limited to the following:

- Concerns this action will make the property more valuable to the developer and cost the tax payer money.
- Concerns about neglect of the property resulting in the dilapidation of the structure. Opinion expressed that the property can be developed or improved with provide capital. Other adjacent properties have been restored. Concerns with loosing this historic property.
- Question about sewer service were discussed including the approved waste water mapping.
- Additional concerns about the developer benefiting from lack of maintenance of the property.
- Discussion of how properties are identified and if projects can be all affordable housing.
- Public notice requirements and additional efforts to reach the public were discussed.
- Historic issues were discussed at length including its current status as a historic property in the Township's master plan but not in the State register.
- The overall process was discussed including the proposed schedule.
- Settlement agreement was discussed and is available as a public document.
- Questions regarding the site history were generally discussed with more detail being available upon request.
- The Chair of the Historic Preservation Committee summarized their role in reviewing projects and the Township's commitment to preservation. Concerns about not being asked to review the project were expressed and suggestion made for more involvement in the process. Some recommendations were made for changes in the report to reflect historic history of the property.
- Discussion about the zoning changes that will be reflected in the plan and requirements for site plan approval.
- Sanitary sewer connection was discussed. Also, the potential for a PILOT was addressed.

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Members of the Board deliberated, asked questions, discussed various concerns and ultimately voted unanimously to approve the site as an area in need of redevelopment.

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:

