

LAWRENCE TOWNSHIP PLANNING BOARD MEETING

Regular

Monday, May 4, 2026

Present: James Kownacki, Councilman
Maria Connolly, Vice Chairperson
Ian Dember
Philip Duran
Terrence Leggett, Chairperson
Annette Loveless
Kenneth Kiernan, Alternate #1

Excused Absence: Kevin Nerwinski, Manager
Christopher Bobbitt, Mayor
Alan DiSciullo

Absent: Leslye Scipio, Alternate #2

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:

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 and professionals responded to questions and concerns as appropriate. The discussions included, but were not limited to the following:

- Care One D&R Canal Commission approval requirements
- Tricone application being 3rd round housing plan and timing
- Tractor Supply timing and support for the project
- ETS deed restrictions for tax abatement
- Development of ETS property beyond current proposal
- Initiation of development request on ETS property
- Concerns with ETS process

Minutes for Approval:

April 6, 2026, regular meeting
April 20, 2026, regular meeting

Meeting minutes of the regular sessions were both approved.

Resolutions:

Resolution of Memorialization 13-26; Designation of Redevelopment Area, 3641 Lawrenceville Road, Block 6601, Lot 2. Approved per unanimous vote.

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Applications:

None

Public Hearing

None

New Business

Referral from Council for Housing Plan Implementation Ordinances as follows:

- Ordinance 2510-26
Affordable Housing Procedural and Eligibility Requirements
- Ordinance 2511-26
Neighborhood-1 Overlay District
- Ordinance 2512-26
Amending the Regional Commercial (RC) District
- Ordinance 2513-26
Amending the Apartment Townhouse (AT) District
- Ordinance 2514-26
Affordable Housing Development Fee Ordinance

Beth McManus provided an overview of the Board requirements to review for Master Plan consistency and to offer any comments or suggestion as they believe would be appropriate. This is always part of the process after introduction by Council and prior to adoption after a public hearing. Ms. McManus gave a brief summary of each ordinance and provided comments related to Master Plan consistency.

Members of the Board asked questions and discussed various concerns. The discussions included, but were not limited to the following:

- Required size of both affordable and non-affordable units
- Wetland boundaries as they relate to zoning boundaries
- Township designations available to prevent development at ETS property
- Impact of ETS property on tax base
- Neighborhood characteristics related to surrounding area and related impacts
- Impact of density on neighbors and housing market
- Option to deport obligation as done in prior rounds
- Options for ETS to continue to use current commercial zoning
- Existing impervious cover in buffer areas
- Vegetation and habitat continuity
- Green building exemptions

Public Comment

The Township opened the meeting for public questions and comment. 7 residents spoke during the hearing and asked a variety of question and expressed their concerns. Members of the Board and

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professionals responded to questions and concerns as appropriate. The discussions included, but were not limited to the following:

- A statement was read into the record on behalf of a number of residents expressing various concerns with the proposed zoning, process of avoiding use variance, consistency with Master Plan, impacts to habitat, high density use, etc.
- Continuation of commercial property use or application of deed restriction by current or future owner. Timing of owner/developer to act on zoning. Adequacy of existing access drives and requirements for additional traffic.
- EIS requirements and concerns with threatened and endangered species. Concerns with traffic generation for residential units.
- Comments from Watershed Institute representative with suggestions to improve ordinances by including language to enhance environmental requirements. Bounding development to inside existing roadways and removal of extent practical in ordinance to require d variance for waivers. Limiting disturbance to existing disturbed areas was discussed at length.
- Question regarding research related to affordable housing and impact on housing market. Preservation of neighborhood character and quantity of commercial space permitted.
- RC and AT sites and their inclusion in the 4th round and requirement for 20% set aside. Concerns regarding public comment at introduction. Concerns about 3641 Lawrenceville Road and redevelopment designation including cause of decline of structure, availability of private capital, lack of use variance requirement, redevelopment criteria, sewer service, driveway issue, historic character of the property, etc.
- Clarification regarding the scope of the overlay district. Concerns regarding sewer service and existing treatment plant.

Members of the Board asked questions and discussed various concerns and suggestions. The Board found the ordinances, as introduced, are consistent with the Housing Element of the Master Plan. A formal resolution is scheduled for adoption on May 18, 2026.

The Board heard from the public and had significant discussion regarding potential improvements to the ordinances. The Board has gathered these suggestions and plans to discuss further at their next meeting on May 18, 2026. If the Council adopts the ordinances, as introduced, the Board would ask that they considered amendments that would improve upon the Ordinances upon further evaluation and recommendation by the Board.

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:

