

LAWRENCE TOWNSHIP GROWTH & REDEVELOPMENT COMMITTEE
March 9, 2021

The following are the minutes of the Growth & Redevelopment Committee meeting, which was held on Tuesday, March 9, 2021 at 7:00 p.m. using Uberconference.

Statement of Adequate Notice:

Adequate notice of the regular meeting of the Lawrence Township Growth & Redevelopment Committee has been provided by filing an annual meeting schedule with the Municipal Clerk and by filing the agenda with the Municipal Clerk, posting prominently in the Municipal Building and mailing to the Trenton Times.

Roll Call:

Present:

Charles Lavine
Maria Connolly, Vice Chairperson
Peter Ferrone
Melissa Clark
Andrew Frank, Chairperson
Stavros Papafilipakis
Cathianne Leonardi
Joan Brame
Chris LaFlamme
Brian Vaughn
Gregory Johnson, School Board Liaison

Absent:

Teresita Bastides-Heron

Excused Absence:

James Kilduff
Tushar Patel
Ryan Kennedy

Also Present:

Christopher Bobbitt, Council Liaison
Jeffrey Radice, Secretary

Minutes:

February 9, 2021 minutes were approved.

Local Small Business Presentation:

Fred Gomberg - Sales Associate, Berkshire Hathaway HomeServices Fox and Roach

Fred spoke updated the committee on the real estate world and more specifically in Lawrence Township. He was able to share some documents with the group that showed the increase in real estate activity from 2019 to 2020. Fred emphasized that buyers in this market are facing challenges, while sellers are reaping the benefits. He spoke on an inventory shortage currently in the market.

Fred attributed people leaving cities and moving towards the suburbs during the pandemic as a reason that the price and availability of houses in the area has been affected. Once people realized that the pandemic was going to last a while, rather than living in apartments, masses started looking towards purchasing houses with more space.

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The seller to buyer ratio in Lawrence Township started at 4 to 1 in 2020 and has worked its way down to 2 to 1 throughout the year. Over the past year there has been tremendously low interest and mortgage rates, but they have begun to creep up a bit towards the beginning of this year.

Fred spoke on the fact that the internet has made it so much easier for consumers and real estate agents to find homes much easier because they can easily pinpoint what the buyer is interested in. More research is being provided on school districts and how strong they are compared to the neighboring municipalities.

The committee asked about the process for low income housing. Fred was able to explain the process that it takes, starting with the registration through the township. He spoke on the demand for these homes, as there is usually a waiting list.

Fred relayed information to the committee stating that more people are looking to move into Lawrence Township and New Jersey than leave, due to the proximity and convenience of transportation to Philadelphia and New York City. Even though taxes could be considerably less in other states, people are drawn to the transportation, hospitals, schools, businesses, restaurants, shopping, etc. of the area. He did state that there are a population of people who are leaving for tax purposes as well though. Fred said he has recently had no problem selling people's houses who decide to leave the state.

Update from Council Liaison, Christopher Bobbitt:

None.

Other Business:

None.

Public Comment:

None.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 8:09 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

Jeffrey Radice
Recording Secretary

Minutes approved: _____