

**LAWRENCE TOWNSHIP PLANNING BOARD MEETING**  
Monday, April 5, 2021

**Present:** Kevin Nerwinski, Municipal Manager  
James Kownacki, Mayor  
Christopher Bobbitt, Councilman  
Terrence Leggett, Chairperson  
Maria Connolly, Vice Chairperson  
Philip Duran  
Kim Taylor

**Absent:** None

**Excused Absence:** Ian Dember  
Jeffrey L'Amoreaux, Traffic Consultant  
Susan Snook, Recording Secretary

**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. The meeting was held through the internet at [uberconference.com/lawrencetwp.engineer](http://uberconference.com/lawrencetwp.engineer).

**Public:**

None

**Minutes for Approval:**

None

**Resolutions:**

Resolution of Memorialization 8-21; Appointing Tyler and McManus, Planning Consultant, was approved per unanimous vote.

Resolution of Memorialization 9-21; Major Site Plan – Preliminary and Final Site Plan with Variance Application No. SP-10/20; **Albon Holdings (Haldeman Lexus)**; 2630 Brunswick Pike; Tax Map Page 22.01, Block 2206, Lot 3.03 was approved per unanimous vote

**Applications:**

None

**Old Business / New Business / Correspondence:**

Council Referral – Resolution 123-21 Non-Condensation Area in Need of Redevelopment – 40 Enterprise Avenue

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Mr. Parvesse stated the owners of 40 Enterprise Avenue being represented by the applicant's attorney, Robert Casey for identifying this site in need of redevelopment. The first step is for Council to authorize the Planning Board to conduct an investigation into the property to determine if it meets the criteria for redevelopment. This is for the approval of our Planning Consultant to investigate and submit a report.

Ms. McManus, Planning Consultant stated it is located at 40 N. Enterprise Avenue and Council has referred to the Planning Board to authorize her to prepare a preliminary investigation or an area in need of redevelopment study. Does this property meet the criteria for an area in need of redevelopment as defined by the local redevelopment housing law. Once the Planning Board authorizes her, she will gather all the information necessary for the report. The information falls into a couple different categories such as on the ground conditions, which she will photograph the site, understand the existing improvements and what condition they are in and how that will relate to the criteria; the other category is anything the Municipality will have on the site and that varies depending on the property, she will need history of violations, permits and approvals for the property to get a sense of what the property conditions are. The most important thing will be open violations and police activity on the site to get a sense if the property is an attractive nuisance and if the building conditions that are harmful that have been identified by the Township.

First step is fact finding of the site visit and the research. What is the current zoning, description of the property, conditions and end of report it will have a recommendation which will be to designate some of the property for redevelopment or none of the property. After the report is accepted, it will come to the Planning Board for an open public hearing.

Mr. Parvesse stated the Planning Board members received a concept plan that was provided by the applicant which shows a potential of the site.

**Closed Session Resolution:**

None

**Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 7:37 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook  
Recording Secretary

Minutes approved: May 17, 2021