

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, August 16, 2021

Present: James Kownacki, Mayor
Christopher Bobbitt, Councilman
Terrence Leggett, Chairperson
Maria Connolly, Vice Chairperson
Ian Dember
Philip Duran
Naeem, Akhtar, Alternate #1
Leslye Scipio, Alternate #2 (arrived 7:07 p.m.)

Absent: None

Excused Absence: Kevin Nerwinski, Manager
Alan DiSciullo
Kim Taylor
Jeffrey L'Amoreaux, Traffic Consultant

Also Present: James F. Parvesse, Municipal Engineer
James Kyle, Planning Consultant
Edwin Schmierer, Planning Board Attorney
Susan Snook, Recording Secretary

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:

None

Minutes for Approval:

July 19, 2021 and August 2, 2021 minutes were approved per unanimous vote.

Resolutions:

Resolution of Memorialization 14-21; Minor Subdivision with Variance Application No. S-1/18; **Sandy Wang**; 94 Coolidge Avenue; Tax Map Page 20.01, Block 2007, Lots 23.01 & 27.01 was tabled per the request of the applicant's attorney.

Applications:

None

Public Hearing:

Preliminary Investigation – 40 Enterprise Avenue (Designation as Non-Condemnation Area in Need of Redevelopment; Block 601, Lots 1- 8)

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James Kyle stated he was involved with this site and was requested to prepare a preliminary investigation if the area was in need of redevelopment per the Housing law. The first step was Council adopting a resolution authorizing the study which was approved on March 16, 2021 per Resolution 123-21.

Mr. Kyle referred to the report, dated July 23, 2021, copy attached. He stated a site inspection was performed with the owner. When an area has been vacant for 2 years, it qualifies for a redevelopment. He spoke about Criterion A, Page 9 explaining the buildings located in the study area are substandard, unsafe, unsanitary, dilapidated and obsolescent, such as holes in the roof, structural issues and trees growing in buildings. There are also hazardous conditions such as tires and refuse, Pages 10 and 11. Page 12 shows the loading dock that is filled with water which does not drain and causes issues such as mosquitos.

He spoke about Criterion B, Page 13 regarding to the discontinuance of the use of a building or buildings. The site has been largely vacant for 10 years or more and you cannot move a tenant into these conditions.

Referring to Criterion D, Page 14 where there are no loading facilities for trucks or distribution and will not serve a function for an industrial area. Page 15 refers to environmental contamination.

Referring to Criterion H, Page 17 these areas accommodate future redevelopment and growth. Page 18 is where the site meets criteria a, b, d and h for designation as an area in need of redevelopment.

Board questions pertained to the change of condemnation to a private market; what the owners are planning and if the Township took the other approach to condemn the property would it be responsible for the environmental issues.

No public questions or comments.

Resolution of Memorialization 15-21 was approved per unanimous vote.

Old Business / New Business / Correspondence:

None

Closed Session Resolution:

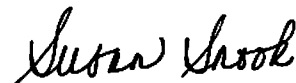
None

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:23 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,


Susan J. Snook
Recording Secretary

Minutes approved: 9/20/21