

**LAWRENCE TOWNSHIP PLANNING BOARD MEETING**  
Monday, July 19, 2021

**Present:** Kevin Nerwinski, Municipal Manager  
James Kownacki, Mayor  
Christopher Bobbitt, Councilman  
Maria Connolly, Vice Chairperson  
Philip Duran (arrived at 7:05 p.m.)  
Kim Taylor  
Leslye Scipio, Alternate #2

**Absent:** Terrence Leggett, Chairperson

**Excused Absence:** Ian Dember  
Alan DiSciullo  
Naeem Akhtar, Alternate #1  
Jeffrey L'Amoreaux, Traffic Consultant

**Also Present:** James F. Parvesse, Municipal Engineer  
Edwin Schmierer, Planning Board Attorney  
Elizabeth McManus, Planning Consultant  
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:**

June 21, 2021 minutes were approved per unanimous vote

**Resolutions:**

None

**Applications:**

None

**Public Hearings:**

**Master Plan Amendment – Third Amendment to the Housing Element and Fair Share Plan**

Ms. McManus stated this is an element of the Master Plan that does one simple thing, updates the existing housing documents to reflect what has been approved for the Lawrence Shopping Center site, approved by the Zoning Board of Adjustment this year for a 100% affordable housing project. The purpose is to update the Housing Plan to reflect the form that was approved, which is a 54 unit affordable housing project, which is eligible for credit against the affordable housing obligation. It confirms that the site will meet all of the applicable requirements for affordable housing and identifies the basic requirements like having affordable ability controls for not less than 30 years. It also talks about the Municipal subsidy that has been

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approved for this project, which requires Municipal subsidy where the Township has previously worked with the developer to determine an appropriate subsidy. As the project was moving through, the size of the project has gone down, from 70 units, approved for 54 units. So as a result of it being a smaller scale of the project and the municipal subsidy was necessary to make sure that it was financially feasible; the Township committed to an additional \$400,000.00 for a total of \$1,150,000.00. The sole purpose is bring the Housing Plan current with what occurred with this project. Attached is a contribution and summary table.

Board Member Question was related to Avalon being released as affordable housing and are now market rates units. Ms. McManus stated the 30 years control was fulfilled and still maintains credit. The total unmet need is 408.

Lisa Burke inquired if this was going to be a trend, not mixing in the market rate units.

Resolution 12-21 was approved per unanimous vote.

Affordable Housing Trust Fund – Spending Plan

Ms. McManus stated that additional Township subsidy is what this addresses with the change of the acknowledgement of the additional \$400,000.00 to RPM.

Resolution of Memorialization 13-21 was approved per unanimous vote.

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

None

**Closed Session Resolution:**

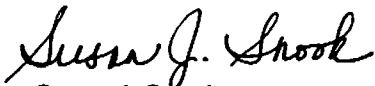
None

**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: Aug. 16, 2021