

LAWRENCE TOWNSHIP PLANNING BOARD MEETING  
Monday, October 4, 2021

Present: Kevin Nerwinski, Manager  
James Kownacki, Mayor  
Christopher Bobbitt, Councilman  
Terrence Leggett, Chairperson  
Maria Connolly, Vice Chairperson  
Alan DiSciullo  
Leslye Scipio, Alternate #2

Absent: Ian Dember

Excused Absence: Philip Duran  
Kim Taylor  
Naeem Akhtar, Alternate #1  
Jeffrey L'Amoreaux, Traffic Consultant

Also Present: James F. Parvesse, Municipal Engineer  
Elizabeth McManus, 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:**

September 20, 2021 minutes were approved per unanimous vote.

**Resolutions:**

Resolution of Memorialization 17-21; Major Site Plan – Preliminary & Final Approval Application No. SP-3/21; **Notre Dame High School (Turf Field)**; 601 Lawrence Road; Tax Map Page 13, Block 1301, Lot 34.02 was approved per unanimous vote.

**Applications:**

None

**Public Hearing:**

None

LAWRENCE TOWNSHIP PLANNING BOARD MEETING  
Monday, October 4, 2021  
Page 2

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

Enterprise Avenue Preliminary Draft Redevelopment Plan presented by Elizabeth McManus, Planning Consultant

Ms. McManus referred to the Draft Redevelopment Plan for Enterprise Avenue, dated September 29, 2021 and to review the comments from the property owner to help improve the project. Once revised with any revisions it will be submitted to Council, come back to the Planning Board to check for consistency with the Master Plan and back to Council for a public hearing and then adoption.

Referring to Page 6 – Application for Development requires a site plan to come in for the entirety of the area. Deviation Request is for D1 variances are not permitted, if a property owner or developer asks to construct a use on the property that is not permitted; instead of going to the Zoning Board, they would have to ask for an amendment to the Redevelopment Plan. It has a very strong control on how this property can be used. The developer asked to have more flexibility and be able to utilize the Zoning Board for variance requests.

Page 6 lists the permitted uses; a request from the developer was to find additional uses or clarification of the uses and has asked for an addition of assembly, production and light manufacturing. These uses are included within the definition. The addition of the use is not necessary, whether or not that clarification is a good idea.

Page 7 lists the accessory uses and the developer has asked to add loading, trailer storage and overnight vehicle storage. A warehouse is permitted and to properly operate the building loading, trailer storage and overnight vehicle storage is a typical use. When we start adding information about trailer storage, it brings up questions on is it overnight or for two days. Her recommendation is this is a topic as a site plan condition.

Mr. Nerwinski stated he would prefer to know the plan before making a decision and confident on where it is located in the Township and positioned in a perfect area for a light industrial use. Ms. McManus stated the developer does not have a specific plan on what they want to do.

There were questions related to amending the definition of light industrial; what is the tax revenue the Township is getting; benefits to developer for credits and transfer undeveloped rights; Mr. Nerwinski stated we have a property owner that wants to redevelop this property and not worry about the incentives because they have a plan, they own the property and we should help them realize this plan.

Page 7 lists the bulk standards. The developer has requested a reduction in the side yard setback (B.g.) from 200 feet to 150 feet and maximum building height of 55 feet/2 stores (B.j) to 60 feet/2 stories with the additional five-feet for cold storage.

Page 8 lists the parking, loading areas and driveways. The developer asked for a change in A.1 from 14' x 60' to 13' x 60' and to change A.2 Vehicle parking not be located between a building and Enterprise Avenue. Ms. McManus does not favor this request because the warehouse building façade faces Enterprise Avenue. If the applicant can come up with a plan for parking it would require a C variance.

Page 8 lists the buffer standards. Item C pertains to a wooden or decorative metal fencing be installed adjacent to the waterway and this is located in the flood hazard zone. The alternative would be located outside the flood hazard area or get approval from New Jersey Department of Environmental Protection, if not approved it would have to be moved.

Page 8 Architectural / Design: There is a small frontage along Enterprise Avenue and minimal visibility to Route 1. The roof top should contain solar panels or be solar ready.

LAWRENCE TOWNSHIP PLANNING BOARD MEETING  
Monday, October 4, 2021  
Page 3

Page 9 Signs. The ordinance states two façade signs are permitted on a corner lot and this is not a corner lot; therefore, the developer is requesting a second façade sign be added and to face Route 1, which would benefit a secondary frontage. There is no monument sign be requested.

The Board members had discussions regarding the parking on Enterprise Avenue, fencing, signage, loading spaces not to face Route 1 or Enterprise Avenue.

No public comments.

Robert Casey, Attorney who will be representing the applicant stated this is a practical approach, and do it right in the beginning would be a great result. Not allowing to have a use variance by eliminating the planning tool and you cannot predict what is in the future.

Ms. McManus stated Council introduction on October 19, 2021, back to the Planning Board on November 19, 2021 for conformance to the Master Plan and then at the Council meeting on November 24, 2021 for public meeting with an adoption.

**Closed Session Resolution:**

None

**Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 7:46 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook  
Recording Secretary

Minutes approved: November 1, 2021