

**3131 PRINCETON PIKE**

**AREA IN NEED OF REDEVELOPMENT**

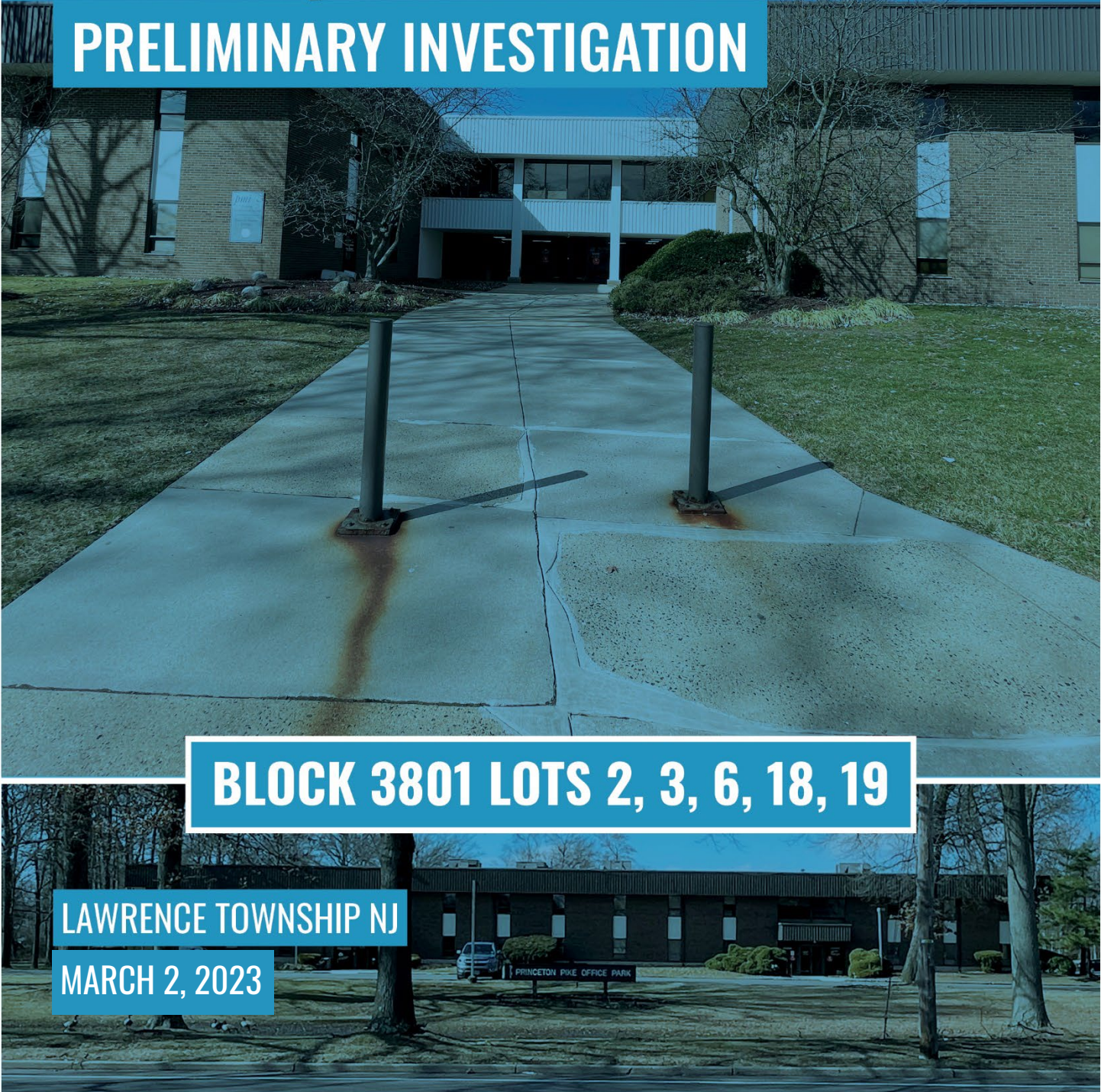
**PRELIMINARY INVESTIGATION**



**BLOCK 3801 LOTS 2, 3, 6, 18, 19**

**LAWRENCE TOWNSHIP NJ**

**MARCH 2, 2023**



# PRELIMINARY INVESTIGATION FOR 3131 PRINCETON PIKE

TOWNSHIP OF LAWRENCE, MERCER COUNTY

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## INTRODUCTION

The Township of Lawrence seeks to determine whether the parcels known as the 3131 Princeton Pike (hereinafter the “Study Area”) meet the statutory requirements for designation as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (“LRHL”) (*N.J.S.A. 40A:12A*).

The Mayor and the Township Committee authorized, via Resolution 377-22, which was adopted on December 6, 2022, attached hereto as Appendix A, the Township Planning Board to undertake an investigation to determine whether the identified parcels may be designated as a “Non-Condensation” Area in Need of Redevelopment. In the case of this investigation, the governing body has already determined condemnation powers will not be used, branding this a “non-condemnation redevelopment area”. The Township of Lawrence will not seek to condemn any privately owned properties within the area studied for the purposes of redevelopment.



The Study Area is located in the central portion of the Township, south of Interstate 295 and to the west of Route 1. Executive Park Plaza Road bisects the Study Area while serving as a connection to Franklin Corner Road and Princeton Pike. The parcels identified in both Resolutions are:

- Block 3801 Lots 2, 3, 6, 18, 19

This report was provided to the Planning Board for review at a public hearing and may be revised, pursuant to the Planning Board’s recommendations subsequent to the public hearing.

## STATUTORY AUTHORITY AND PROCESS

Under New Jersey's LRHL, municipalities are empowered to determine whether an area is in need of redevelopment, to adopt a redevelopment plan, and to implement redevelopment projects. The statute requires a multi-step process that must be adhered to in order for the municipal governing body and planning board to exercise these powers lawfully. This process is summarized below:

1. The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of the LRHL.
2. The planning board must then prepare a map showing the boundaries of the Study Area and the location of the various parcels therein.
3. The planning board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution.
4. Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
5. Upon designation, the planning board or governing body then authorizes preparation of a redevelopment plan, which establishes the land development goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
6. The redevelopment plan is adopted by the Governing Body by ordinance after introduction, referral to the Planning Board, and a public hearing. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

This report meets the requirement listed under step 3, above, for a preliminary investigation and provides the Planning Board and Township Council with the necessary information to determine the appropriateness of a redevelopment designation for the Study Area.

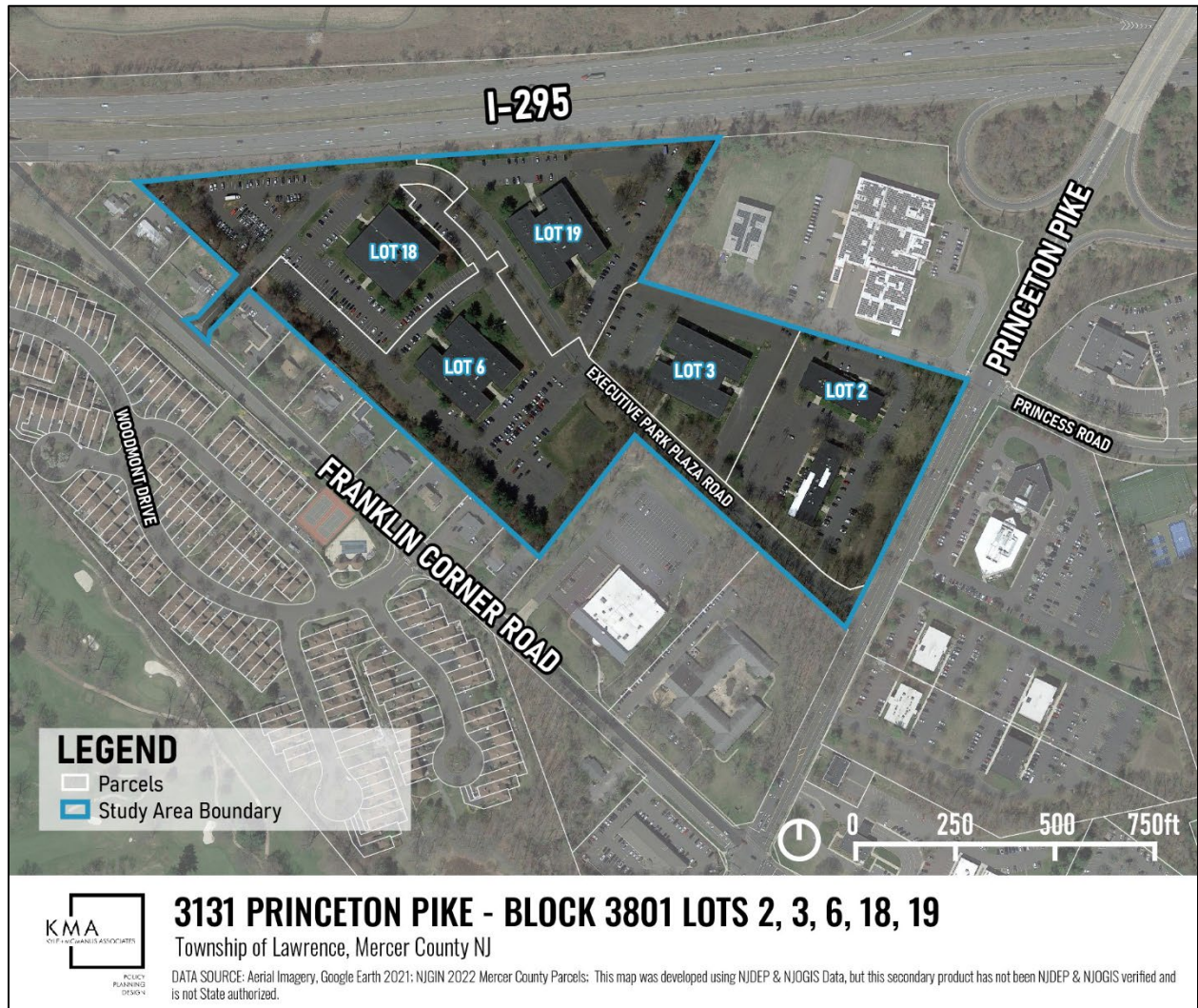
Only after completion of this public process is a municipality able to exercise the powers granted under the LRHL for areas in need of redevelopment. These powers include but are not limited to:

- Acquire land or building identified for redevelopment acquisition in the redevelopment plan through lease or purchase. Eminent domain is only permitted in “condemnation” redevelopment areas. This Study Area is being considered as a “non-condemnation” redevelopment area.
- Offer long-term tax abatements and exemptions for a period of up to 30 years from the completion of the project, or not more than 35 years from the execution of the financial agreement between the municipality and the urban renewal entity.
- Clearing an area, install, construct, or reconstruct streets, facilities, utilities, and site improvements.
- Negotiating and executing contracts with private redevelopers or public agencies for the undertaking of any project or redevelopment work.
- Making loans to redevelopers to finance any project or redevelopment work.
- Entering buildings or property to conduct investigations or make surveys;
- Contracting with public agencies for relocation of residents, industry, or commerce.
- Enforcing laws, codes and regulations relating to use and occupancy; repairing, rehabilitating, demolishing, or removing buildings.
- Exercising other powers, including the power to do all things necessary or convenient to carry out its plans.

## DESCRIPTION OF STUDY AREA

The Study Area consists of 5 parcels, Block 3801 Lots 2, 3, 6, 18, 19 with an area of approximately 27-acres, in the O (Office) Zoning District. The Study Area is currently developed with a corporate office complex, consisting of 6 buildings, which are experiencing significant vacancy. Within the Study Area are parking lots associated with the office buildings.

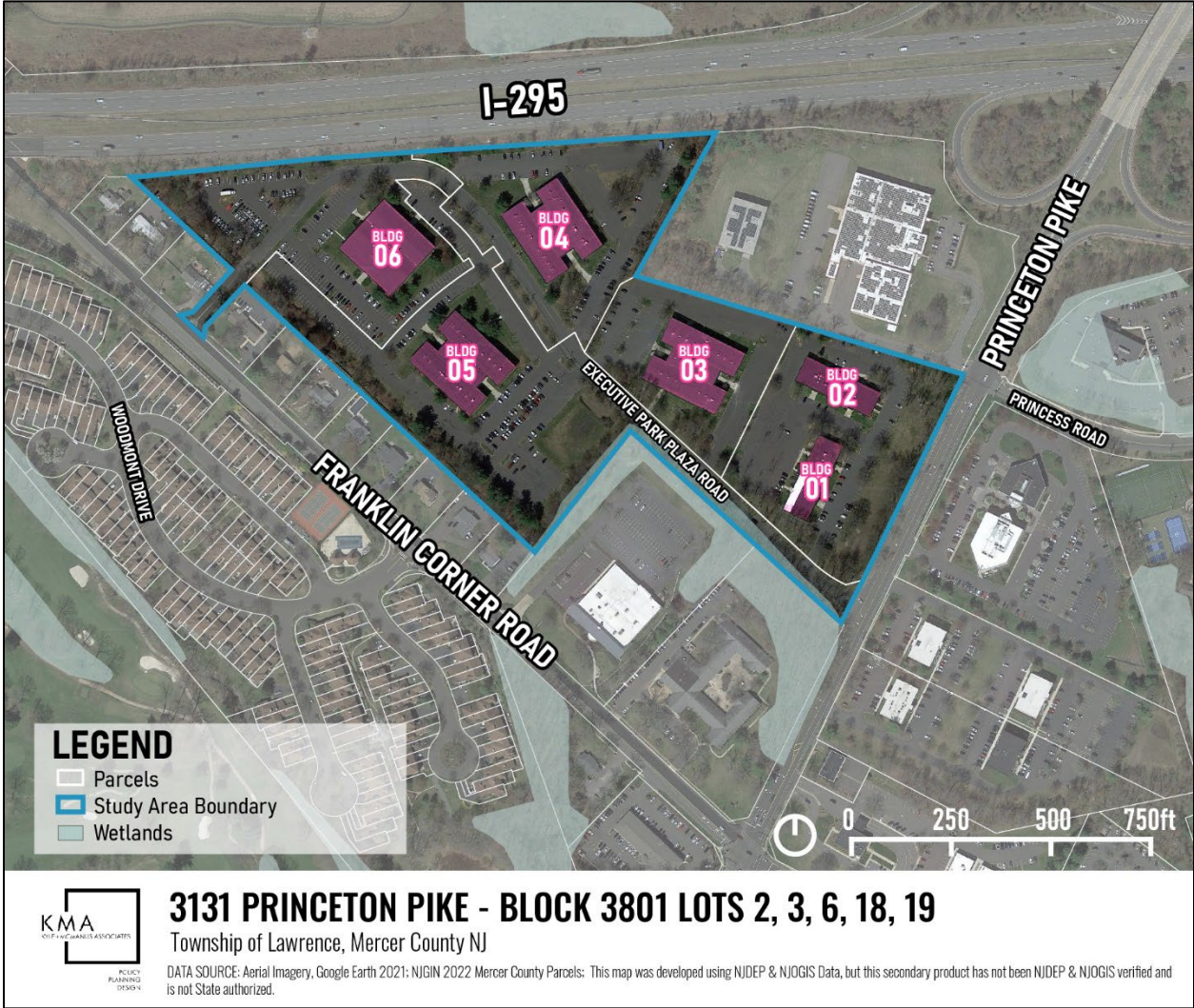
### AERIAL MAP



The office campus dates back over 50 years, with the buildings being constructed in approximately 1970. All of the buildings in the Study Area consist of two stories. Please see the following diagram for additional detail.



BUILDING DIAGRAM & ENVIRONMENTAL CONSTRAINTS MAP



There are limited environmental constraints associated with the Study Area. Based NJGIN, NJDEP, and NFHL data, there are no waterbodies, or flood hazard areas within the Study Area. There are limited wetlands along the southern boundary of the Study Area and along Executive Park Plaza Road.

The Study Area has a past consisting of office uses, and although it is experiencing significant vacancy, has recently been occupied by several medical office uses such as an orthodontist office, children’s dentist, and plastic surgeon. Since 2018 several construction permits have been issued including the installation of CO Detectors, upgrades to the restrooms, and upgrades to the fire systems. The last construction permit for the property was issued in December 2022 for renovations including new floors, counters, and paint.



Generally, the Study Area is surrounded by commercial uses, particularly office uses with large building footprints, with residential uses to the southwest. Directly north of Buildings 1, 2, and 3 is Stone Source International, a stone and granite supplier in the O District. Further north is I-295 with the Bristol Myers Squibb office complex on the opposite side of the highway. Across Princeton Pike, to the east, are several office and commercial uses including medical offices and banks in the O District. Northeast of the site, along Princess Road are commercial and industrial uses, including daycare and a warehouse, in the MX-2 and MX-3 Districts. Directly adjacent to the south are residential and office uses most of which are located in single family homes in the R-2B with an overlay of the PO District. To the southwest, and further south, across Franklin Corner Road is Woodmont, a private residential community in the AT District. Further west is the Cobblestone Creek Country club and golf course in the R-1 District.



## PLANNING AND ZONING CONTEXT

The 1995 Master Plan and subsequent 2006 and 2013 Reexamination Reports outline the vision for the future of Lawrence Township. Generally, the Master Plan aims to guide the physical and economic development of the Township with goals and objectives that benefit the public health, safety, and welfare of the community. The 1995 Master Plan outlines several goals and objectives. The land use goal is as follows:

*“Foster a well-balanced, diverse community with a mix of residential housing types, institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan and development regulations are designed to minimize land use conflicts and to reduce adverse impacts of development on other activities in the Township.”*

Additionally, the 1995 Master Plan emphasizes the preservation and enhancement the character of the built environment through the promotion of good design.

The parcels within the Study Area are in the O (Office) Zoning District. The purpose of the district is intended primarily for a variety of office uses in locations with good access to the regional highway network with an emphasis on the development of integrated office parks. The permitted uses are as follows: office, medical clinic, professional office, bank (including drive-in facility), office parks (on tracts that are at least 15 acres), public parks and recreation, conservation, governmental uses, and nursing homes. Permitted accessory uses include off-street and structured parking, fences and walls, signs, maintenance offices and garages, satellite dishes and television antennae, and accessory uses that are customarily incidental to the principal use. Permitted conditional uses include service stations or repair garages, and adult day care and adult medical day care.

Significant general district regulations include a 3-acre minimum lot size, 50-foot perimeter setback, maximum impervious cover of 75%, maximum floor area ratio of 20%, and the prohibition of exterior storage.

The New Jersey State Development and Redevelopment Plan (SDRP) is a statewide policy document that is meant to act as a guide for public and private sector investments throughout the state. The Plan outlines and designates areas as various Planning Areas. The Study Area is within the Suburban Planning Area (PA-2). The Suburban Planning Area is meant to:

*“Provide for much of the state’s future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns.”*

## CRITERIA FOR DESIGNATION OF AN AREA IN NEED OF REDEVELOPMENT

For the Study Area to be designated in need of redevelopment, the Planning Board must recommend, and the Township Council must find, that the conditions of the Study Area meet one or more of the eight criteria that are specified under the Local Redevelopment and Housing Law *N.J.S.A 40A:12A-5* (LRHL). The criteria outlined in the LRHL are as follows:

- a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b) The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished, or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.)

the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the above criteria, the LRHL states:

*A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part” (N.J.S.A. 40A:12-3).*

The following sections of this report present an evaluation of the conditions of the Study Area with respect to the preceding criteria.

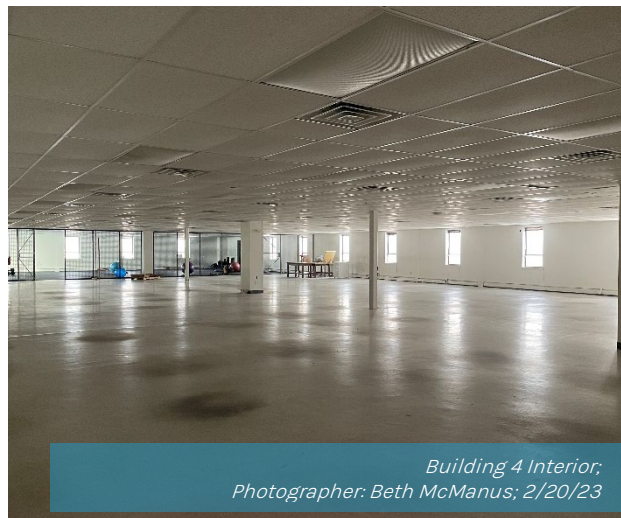
## **BENEFITS OF REDEVELOPMENT PLANNING**

Aside from the obvious benefits of ameliorating deteriorating or unsavory conditions, redevelopment planning has tremendous benefits to the community from a land use planning perspective. First and foremost, it enables the municipality to establish new zoning parameters for redevelopment, parameters that can in some cases represent a significant departure from status quo zoning with respect to physical form, building materials and design and density. Whether treated as superseding existing zoning or as an overlay, a redevelopment plan offers the opportunity to be creative and meet emerging needs of the community through a small scale, self-contained planning process. Further, it can set forth a vision of how to best integrate redevelopment with existing structures and Township infrastructure.

Second, and almost equally as important, designation of a redevelopment area and preparation of a redevelopment plan offers the governing body, where they deem appropriate, the ability to offer tax incentives to redevelopers that can quickly spur new development. This can come in the form of both short- and long-term tax abatements designed to help offset development costs, something that can assist in the creation of new businesses and facilities.

## REVIEW OF STUDY AREA AND REDEVELOPMENT CRITERIA

The Study Area dates back to around 1970. Over the past 50 years different approvals and permits have been sought, although vacancies have been increasing at the site recently, which can be depicted in the following images. Review of the redevelopment criteria against the Study Area yields the conclusion that there are two criteria which are applicable to the site - Criteria B and Criteria H.



## CRITERION B

Criterion b is defined in the LRHL as follows:

*“The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.”*

The Study Area, and the buildings therein, have been experiencing significant vacancy for not less than six years. The Municipal Assessor’s office provided data on the site’s vacancy rate over the last six years (see Appendix B for additional information). See below for the site’s vacancy rate, as reported by the Tax Assessor’s office:

- 2021 - 42% vacant
- 2020 - 37% vacant
- 2019 - 34% vacant
- 2018 - 27% vacant
- 2017 - 18% vacant

Furthermore, the Municipal Assessor provided data indicating the change in the assessed value over time. Since 2019, the assessed value of the Study Area has decreased by over \$12 million. The following represents the reported assessment values (see Appendix B for additional information):

- 2023 - \$12,672,800
- 2022 - \$16,732,000
- 2021 - \$16,732,000
- 2020 - \$24,853,200
- 2019 - \$24,853,200

The current property owner, with information gathered from the previous property owner, also provided vacancy data. This data includes building-specific information and generally corroborates the Township data. As shown in the following table, the Study Area has suffered significant vacancies over the past six years, particularly Building 3 which has been 100% vacant and Building 2 which has been more than 50% vacant during that time.

<b>Building Vacancy 2017-2022</b>						
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>Building 1 - 24,079 Sq Feet</b>						
Occupied Floor Area	14,943	14,943	14,943	14,943	14,943	13,720
Vacant Floor Area	9,136	9,136	9,136	9,136	9,136	10,359
Total Floor Area	24,079	24,079	24,079	24,079	24,079	24,079
<i>Percent Vacant</i>	<i>38%</i>	<i>38%</i>	<i>38%</i>	<i>38%</i>	<i>38%</i>	<i>43%</i>
<b>Building 2 - 24,000 Sq Feet</b>						
Occupied Floor Area	10,352	10,352	11,645	11,645	11,645	11,645
Vacant Floor Area	13,648	13,648	12,355	12,355	12,355	12,355
Total Floor Area	24,000	24,000	24,000	24,000	24,000	24,000
<i>Percent Vacant</i>	<i>57%</i>	<i>57%</i>	<i>51%</i>	<i>51%</i>	<i>51%</i>	<i>51%</i>
<b>Building 3 - 54,000 Sq Feet</b>						
Occupied Floor Area	-	-	-	-	-	-
Vacant Floor Area	54,000	54,000	54,000	54,000	54,000	54,000
Total Floor Area	54,000	54,000	54,000	54,000	54,000	54,000
<i>Percent Vacant</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>
<b>Building 4 - 58,579 Sq Feet</b>						
Occupied Floor Area	39,055	39,055	42,918	42,786	35,700	36,089
Vacant Floor Area	19,524	19,524	15,661	15,793	22,879	22,490
Total Floor Area	58,579	58,579	58,579	58,579	58,579	58,579
<i>Percent Vacant</i>	<i>33%</i>	<i>33%</i>	<i>27%</i>	<i>27%</i>	<i>39%</i>	<i>38%</i>
<b>Building 5 - 56,192 Sq Feet</b>						
Occupied Floor Area	37,719	37,719	37,719	43,304	43,304	43,304
Vacant Floor Area	18,473	18,473	18,473	12,888	12,888	12,888
Total Floor Area	56,192	56,192	56,192	56,192	56,192	56,192
<i>Percent Vacant</i>	<i>33%</i>	<i>33%</i>	<i>33%</i>	<i>23%</i>	<i>23%</i>	<i>23%</i>
<b>Building 6 - 54,219 Sq Feet</b>						
Occupied Floor Area	47,292	47,292	47,292	47,292	47,292	47,292
Vacant Floor Area	6,927	6,927	6,927	6,927	6,927	6,927
Total Floor Area	54,219	54,219	54,219	54,219	54,219	54,219
<i>Percent Vacant</i>	<i>13%</i>	<i>13%</i>	<i>13%</i>	<i>13%</i>	<i>13%</i>	<i>13%</i>
<b>Total Vacant Floor Area</b>	<b>121,708</b>	<b>121,708</b>	<b>116,552</b>	<b>111,099</b>	<b>118,185</b>	<b>119,019</b>
<b>Percent Vacant</b>	<b>45%</b>	<b>45%</b>	<b>43%</b>	<b>41%</b>	<b>44%</b>	<b>44%</b>



The vacancy rates reported by the Township differ from those reported by the property owner, with the discrepancy growing over the years. Taking the average of the two data sources for the years 2021 to 2017 yields the following:

- 2021 - 43% vacant
- 2020 - 39% vacant
- 2019 - 38.5% vacant
- 2018 - 36% vacant
- 2017 - 31.5% vacant

The buildings' existing conditions documented from a February 2023 site visit also indicate the Study Area is experiencing significant vacancy.



Criterion B addresses office parks with “significant vacancies for at least two consecutive years”. The Study Area has had significant vacancies beginning a minimum of six years ago. The Township reports vacancy rates of 42% in 2021 and 37% in 2020. The property owner reports a vacancy rate of 44% in 2022 and 2021, and 41% in 2020. As such, approximately 40% of the site has been vacant for the last three years.

## CRITERION H

Criterion h is defined in the LRHL as follows:

*“The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. “*

Smart growth principles align with potential redevelopment of the Study Area. Smart growth planning principles highlight the importance of strengthening and encouraging growth in existing communities. Portions of the Township, including the Study Area, are in the Suburban Planning Area (PA-2) where future growth and redevelopment should be concentrated. Additionally, the Study Area is serviced by municipal infrastructure, potentially making the cost barriers associated with new development less. Additionally, the Study Area is in close proximity to I-295, a major interstate connector. By targeting redevelopment efforts in areas with existing public infrastructure, and access to existing transportation networks smart growth principles are met. Additionally, there are very limited environmental constraints within the Study Area.

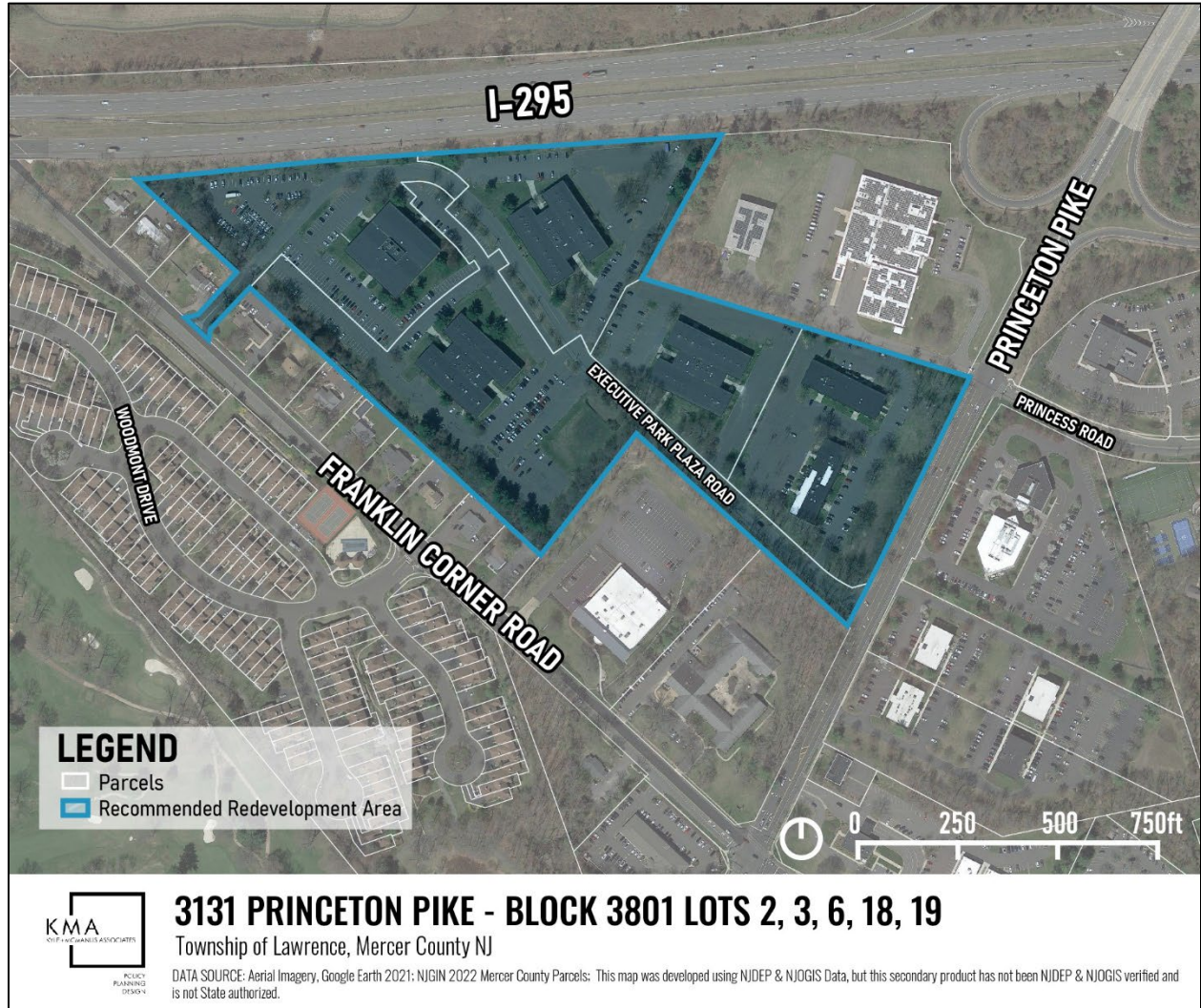
Since the Study Area is within Planning Area 2, served by municipal infrastructure, and has access to I-295, its redevelopment is consistent with smart growth principles, meeting criterion h.

Given the lack of detail in the criterion, it is not recommended that the Township rely solely on criterion h for designation of the redevelopment area. Notwithstanding, it remains appropriate to identify the Study Area’s satisfaction of the criterion.

## RECOMMENDATIONS

Based on the analysis contained in this Preliminary Investigation, the Study Area meets Criteria b and h for designation as an Area in Need of Redevelopment, as per the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5). The following map depicts the recommended Redevelopment Area.

RECOMMENDED REDEVELOPMENT AREA MAP



# APPENDIX A – GOVERNING BODY AUTHORIZING RESOLUTION

Township of Lawrence  
County of Mercer

## Resolution 377-22

**RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE TOWNSHIP OF LAWRENCE TO CONDUCT A PRELIMINARY INVESTIGATION AND HEARING, AND TO MAKE A RECOMMENDATION, WHETHER THE PROPERTY DESIGNATED AS BLOCK 3801, LOTS 2, 3, 6, 18 AND 19 ON THE TOWNSHIP'S OFFICIAL TAX MAP, COMMONLY KNOWN AS 3131 PRINCETON PIKE, SHOULD BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, Article VIII, Section III of the Constitution of the State of New Jersey establishes that the clearance, planning, development or redevelopment of certain property or areas in the State is, and serves, a public purpose and is in the public interest; and

**WHEREAS**, the Legislature of the State of New Jersey has adopted a comprehensive set of redevelopment laws implementing Article VIII, Section III, including the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), which provides for the redevelopment or rehabilitation of underutilized, unused, fragmented, deteriorated and generally blighted property or properties and areas in the State; and

**WHEREAS**, the Redevelopment Law establishes a process for the governing body of a municipality to determine whether a certain parcel or parcels of land in the municipality constitute an area in need of redevelopment; and

**WHEREAS**, N.J.S.A. 40A:12A-4.a.(1) empowers the governing body of a municipality to initiate the process by authorizing and directing its Planning Board, by resolution, to conduct a preliminary investigation and hearing, and make a recommendation, whether any particular parcel or parcels of land in the municipality satisfy any of the criteria set forth in N.J.S.A. 40A:12A-5 in order to be designated as an area in need of redevelopment; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6.a., "[t]he resolution authorizing the Planning Board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area"); and

**WHEREAS**, Township Council believes that it is in the best interests of the residents of the Township that the Township Planning Board conduct, pursuant to N.J.S.A. 40A:12A-6, a preliminary investigation and hearing, and make a recommendation, whether the property designated as Block 3801, Lots 2, 3, 6, 18 and 19 on the Township's official tax map, commonly known as 3131 Princeton Pike (the "Study Area"), satisfies any of the criteria set forth in N.J.S.A. 40A:12A-5 in order to be designated as a Non-Condemnation Redevelopment Area; and

**WHEREAS**, the Study Area consists of approximately 26.97 acres which are currently improved with six (6) office buildings constructed in the 1970's totaling approximately 273,966 square feet, and is currently zoned Office (O); and

**Township of Lawrence  
County of Mercer**

**WHEREAS**, the office space has a vacancy rate of over 50% and is deteriorating and doesn't appear to be in a condition suitable for any permitted use:

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Lawrence as follows:

1. The foregoing recitals are incorporated herein as if set forth at length.
2. The Planning Board is hereby directed to conduct a preliminary investigation and hearing, and to make a recommendation, whether the Study Area satisfies any of the criteria set forth in N.J.S.A. 40A:12A-5 in order to be designated as a Non-Condensation Redevelopment Area.
3. In order to assist it in its preliminary investigation, the Planning Board shall utilize the services of its professional planner, Kyle + Associates, LLC, to conduct an inspection of the Study Area and prepare a written report evaluating whether and how the Study Area meets any of the criteria set forth in N.J.S.A. 40A:12A-5 in order to be designated as a Non-Condensation Redevelopment Area.
4. The Township's professional staff, insofar as other professional services are required to assist the Planning Board in its undertaking pursuant to this Resolution, are hereby authorized to render professional services to assist the Planning Board.
5. Before proceeding to a public hearing on the matter, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the various parcels of property included therein, and there shall be appended to the map a statement setting forth the basis of the preliminary investigation.
6. The Planning Board shall specify a date for and give notice of a hearing for the purpose of hearing persons who are interested in or would be affected by a recommendation that the Study Area should be designated as a Non-Condensation Redevelopment Area.
7. The hearing notice shall specifically state that the Study Area is being investigated for potential designation by Township Council as a Non-Condensation Redevelopment Area and that the Township shall not exercise the power of eminent domain to acquire any property should the Study Area be designated as a Non-Condensation Redevelopment Area, and shall set forth the general boundaries of the Study Area and state that a map has been prepared and can be inspected at the office of the Township Clerk.
8. A copy of the hearing notice shall be published in a newspaper of general circulation in the Township once each week for two (2) consecutive weeks, provided that the last publication shall not be less than ten (10) days prior to the date set for the hearing.
9. A copy of the hearing notice shall be mailed at least ten (10) days prior to the date set for the hearing to the last owner, if any, of each parcel of property within the Study Area according to the assessment records of the Township and also to all persons, at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcel.
10. The hearing notice shall be published and mailed by the Township Clerk or by such clerk or official as the Planning Board shall otherwise designate.

**Township of Lawrence  
County of Mercer**

11. At the hearing, which may be adjourned from time to time, the Planning Board shall hear all persons who are interested in or would be affected by a recommendation that the Study Area should be designated as a Non-Condemnation Redevelopment Area, and all objections to such a recommendation and evidence in support of such objections, given orally or in writing, shall be received and considered and made a part of the public record.

12. After completing its hearing on the matter, the Planning Board shall submit to the Township Council, in the form of a Resolution with supporting documentation, its findings and conclusions whether the Study Area meets any one or more of the criteria set forth in N.J.S.A. 40A:12A-5, together with its recommendation whether the Study Area should be designated as a Non-Condemnation Redevelopment Area.

13. In the event that the Planning Board finds that the Study Area satisfies any one or more of the criteria set forth in N.J.S.A. 40A:12A-5 and recommends that the Study Area be designated as a Non-Condemnation Redevelopment Area, the Planning Board also may make recommendations concerning a potential redevelopment plan for the Study Area pursuant to N.J.S.A. 40A:12A-7.e, including but not limited to suggested permitted primary and ancillary uses and bulk requirements, in the event that Council should designate the Study Area as a Non-Condemnation Redevelopment Area.

14. The Clerk shall cause a copy of this Resolution to be transmitted forthwith to the Planning Board.

15. This Resolution shall take effect immediately.

**Adopted: December 6, 2022**

**RECORD OF VOTE**

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Bobbitt	✓						
Mr. Kownacki	✓						
Ms. Lewis	✓					✓	
Mr. Powers	✓						
Mayor Ryan	✓						✓

## APPENDIX B – OCCUPANCY DOCUMENTATION

# TOWNSHIP OF LAWRENCE

P.O. BOX 6006

LAWRENCEVILLE, NEW JERSEY 08648  
(609) 844-7040  
Municipal Assessor  
kpacera@lawrencetwp.com

February 22, 2023

RE: Block 3801, Lots 2,3,6,18,19 – 3129-3131 Princeton Pike

To Whom it May Concern,

Assessment changes from 2017 through 2023 for the above referenced properties:

Block	Lot	Property Location	Assessed Value						
			2017	2018	2019	2020	2021	2022	2023
3801	2	3131 PRINCETON PIKE	\$4,484,800	\$4,484,800	\$4,484,800	\$4,484,800	\$3,082,200	\$3,082,200	\$1,389,800
3801	3	3129 PRINCETON PIKE	\$5,045,400	\$5,045,400	\$5,045,400	\$5,045,400	\$3,396,700	\$3,396,700	\$1,029,900
3801	6	3129 PRINCETON PIKE	\$5,045,400	\$5,045,400	\$5,045,400	\$5,045,400	\$3,616,900	\$3,616,900	\$3,616,900
3801	18	3129 PRINCETON PIKE	\$5,419,100	\$5,419,100	\$5,419,100	\$5,419,100	\$3,239,500	\$3,239,500	\$3,239,500
3801	19	3129 PRINCETON PIKE	\$4,858,500	\$4,858,500	\$4,858,500	\$4,858,500	\$3,396,700	\$3,396,700	\$3,396,700
Totals			\$24,853,200	\$24,853,200	\$24,853,200	\$24,853,200	\$16,732,000	\$16,732,000	\$12,672,800

Owner reported vacancies as follows:

2021 – 42%  
2020 – 37%  
2019 – 34%  
2018 – 27%  
2017 – 18%

If you have any questions please let me know.

Sincerely,



Ken Pacera  
Municipal Assessor  
Township of Lawrence