

the
SPADACCINI

L A W F I R M L L C



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Writer's email: dino@spadlaw.com

DINO SPADACCINI * †‡

MELISSA MARINO*
ROBERT W. SLOMICZ*‡

*Member of NJ Bar
† Member of Pennsylvania Bar
‡ RULE 1:40 Qualified Mediator

**98 FRANKLIN CORNER ROAD
LAWRENCEVILLE, NEW JERSEY 08648**

December 29, 2025

DELIVERED BY HAND AND VIA EMAIL

James Parvesse, P.E., C.M.E.

Municipal Engineer, Zoning Officer and Planning Board Secretary
Township of Lawrence
2207 Lawrenceville Road
Lawrence Township, NJ 08648

**Re: Application No. SP - 06/25
S - 03/25**

**Applicant: Meridian Furniture, Inc.
Owner: City of Trenton**

**Property: 300-356 Enterprise Avenue
Block 23203, Lot 1
Block 23102, Lots 1, 2 & 9**

Zone: I-L Light Industrial Zoning District

**Property: Block 602, Lots 1 & 2, Township of Lawrence
Zone: LI Light Industrial Zoning District**

**Application: Preliminary and Final Subdivision; Preliminary and Final Site
Plan; Deviation from Redevelopment Plan**

Dear Mr. Parvesse:

This office continues to represent the Applicant, Meridian Furniture, Inc., in connection with the above-mentioned application. Pursuant to your letter of December 2, 2025, enclosed herewith please find twenty-three (23) collated sets of the following:

1. Land Use Application Master Check List;
2. General Information - Form G-1;
3. Rider to Application;
4. Certifications - Form C-1;
5. Bulk Variance - Form B-1;
6. Contribution Disclosure Statements:
 - a. Applicant, Meridian Furniture, Inc.;
 - b. Attorney, Dino Spadaccini, Esq.;
 - c. Engineer, William Haduch, P.E.;

the
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James Parvesse, P.E., C.M.E.

December 29, 2025

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7. Plans entitled *Preliminary & Final Major Site Plan prepared for Meridian Furniture Inc.* prepared by Gregory J. Redington, P.E., Redcom Design & Construction, LLC, dated July 15, 2025, last revised December 12, 2025 and consisting of the following twenty-two (22) sheets:

<u>Sheet No.</u>	<u>Label</u>	<u>Description</u>
1 of 22	1	Cover Sheet
2 of 22	2	Preliminary Major Subdivision Plat
3 of 22	3	Existing Conditions & Demolition Plan
4 of 22	4	Overall Layout Plan
5 of 22	4A	Site Layout Plan Southwest
6 of 22	4B	Sit Layout Plan Northeast
7 of 22	5	Overall Grading and Drainage Plan
8 of 22	5A	Grading & Drainage Plan Southwest
9 of 22	5B	Grading & Drainage Plan Northeast
10 of 22	6	Utility Plan
11 of 22	7	Lighting Plan
12 of 22	8	Landscaping Plan & Signage
13 of 22	9	Soil Erosion & Sediment Control Plan
14 of 22	10	Soil Erosion & Sediment Control Details
15 of 22	11	Basin Construction Details
16 of 22	12	Construction Details 1
17 of 22	13	Construction Details 2
18 of 22	S-1	Circulation Plan
19 of 22	W-1	Wetlands LOI Plan
20 of 22	F1	Flood Hazard Existing Conditions Plan
21 of 22	F2	Proposed Flood Hazard Area Plan
22 of 22	F3	Flood Hazard Volume Analysis

8. Architectural plans entitled *310 Enterprise Ave.* prepared by Roberto Martinez, RA, Redcom Design & Construction, LLC, dated September 15, 2025, last revised December 17, 2025 and consisting of the following five (5) sheets:

<u>Sheet</u>	<u>Label</u>	<u>Description</u>
1 of 5	A1.0	Overall First Floor Layout Plan
2 of 5	A1.1	Proposed Plan - A
3 of 5	A1.2	Proposed Plan - Second Floor
4 of 5	A1.3	Proposed Plan - B
5 of 5	A1.5	Proposed Elevations

Also enclosed please find one (1) copy of *Stormwater Management Report for Meridian Furniture Inc.* prepared by Gregory J. Redington, P.E., Redcom Design & Construction, LLC, dated September 19, 2025, last revised December 15, 2025.

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James Parvesse, P.E., C.M.E.

December 29, 2025

Page 3

The following checks are enclosed:

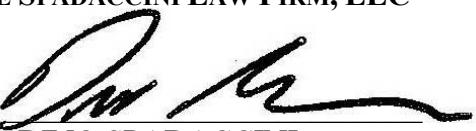
Application Fee: **\$ 1,050.00**
Escrow Fee: **\$ 8,000.00**

I trust this satisfies the requirements for completeness. Kindly schedule the application for the first available meeting of the Planning Board. Should you have any questions concerning this matter, please do not hesitate to contact me.

Very truly yours,

THE SPADACCINI LAW FIRM, LLC

By:



DINO SPADACCINI

DS/oms

cc: (via *email only*)

Meridian Furniture, Inc.

Redcom Design & Construction, LLC

Elizabeth Dolan, P.E.

**Township of Lawrence
Mercer County NJ
Department of Community Development**

SP - 06/25

S - 03/25

Land Use Application Master Checklist

Name of Applicant: Meridian Furniture, Inc.

Block No. 602 **Lot No(s)** 1 & 2

Required for all applications:

() General Information
() Certifications
() Taxpayer Identification number & certification

Complete form:

Form G-1
Form C-1
IRS form W-9

Type of approval sought (check all as appropriate):

() Appeal from decision of Administrative Officer
() Bulk Variance (parcel)
() Bulk Variance (signage)
() Bulk Variance (homeowner)
() Contribution Disclosure Statement
() Conditional Use
() Informal
() Interpretation
() Lot Consolidation
() Site Plan, Informal
() Site Plan, Waiver
() Site Plan, Minor
() Site Plan, Preliminary Major
() Site Plan, Final Major
() Subdivision, Minor
() Subdivision, Preliminary Major
() Subdivision, Final Major
() Use Variance
() Other (specify)

Form A-1
Form B-1
Form B-2
Form B-3
Form DS-1
N/A
Form U-1
N/A

List all accompanying material:

Description

Number Submitted

See cover letter.

List name & address of all expert witnesses expected to testify:

Joshua Tiner, P. E. 43 North Ave. East, Westfield, NJ 07090

Roberto Martinez, RA, 43 North Ave. East, Westfield, NJ 07090

Elizabeth Dolan, P. E. 181 West High Street, Somerville, NJ 08876

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name	Meridian Furniture, Inc.	Phone	718-758-4455
Address	1422 Coney Island Ave. Brooklyn, NY 11230	Fax	
		Email	mi ke@meridianfurnitureusa.com

2. Owner of land (as shown on current tax records):

Name	City of Trenton	Phone	609-989-3000
Address	319 E. State Street Trenton, NJ 08608	Fax	
		Email	j beach@trentonnj.org

3. Attorney (where applicable):

Name	Dino Spadaccini, Esq.	Phone	609-912-0100
Address	98 Franklin Corner Road Lawrenceville, NJ 08648	Fax	609-912-0400
		Email	di no@spadlaw.com

4. Engineer (where applicable):

Name	William Haduch, P. E.	Phone	908-233-4030
Address	433 North Avenue East Westfield, NJ 07090	Fax	
		Email	wilh@redcomllc.com

5. If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

Matan Rosilio	1422 Coney Island Ave., Brooklyn, NY 11230
Maor Rosilio	1422 Coney Island Ave., Brooklyn, NY 11230
Michael Rosilio	1422 Coney Island Ave., Brooklyn, NY 11230

6. Location of Land:

Lot No(s)	1 & 2	Block(s)	602	Tax Map Pg(s)	6
Street(s)	300-356 Enterprise Avenue				

7. Zoning designation of parcel (see Zoning Map):

LI

8. Name of proposed development:

**RIDER TO LAWRENCE TOWNSHIP APPLICATION
of
MERIDIAN FURNITURE, INC.**

Applicant: **Meridian Furniture, Inc.**
Owner: **City of Trenton**

Property: **300-356 Enterprise Avenue**
Block 23203, Lot 1
Block 23102, Lots 1, 2 & 9

Zone: **I-L Light Industrial Zoning District**
2025 Enterprise Avenue Redevelopment Plan dated July 17, 2025

Property: **Block 602, Lots 1 & 2, Township of Lawrence**
Zone: **Limited Industrial ("LI") Zoning District**

Application: **Minor Subdivision; Minor Site Plan; Bulk Variance**

The applicant(s), Meridian Furniture, Inc. (the "Applicant" and/or "Applicants"), is filing this application with the Lawrence Township Planning Board (the "Board") for minor subdivision approval, minor site plan approval, bulk variance relief, and waiver relief, if any, in connection with the property commonly known as 300-356 Enterprise Avenue, known and designated as Block 602, Lots 1 & 2 on the tax maps of the Township of Lawrence, Mercer County, New Jersey, situated in the Limited Industrial ("LI") Zoning District (the "Property"). The City of Trenton is the owner of the Property.

The proposed development also affects Block 23203, Lot 1 and Block 23102, Lots 2 & 9 on the tax maps of the City of Trenton, Mercer County, New Jersey, situated in the I-L Light Industrial Zoning District, owned by the City of Trenton. A development application is simultaneously being filed with the City of Trenton Planning Board for the portion of development proposed in the City of Trenton.

The Property is an approximately 0.55-acre undeveloped parcel. The Applicant proposes a lot line adjustment, i.e. lot consolidation and minor subdivision. Proposed Lot C consists of 0.29 acres and contains a portion of parking and bioretention basins appurtenant to the Meridian Furniture, Inc. campus being proposed on the City of Trenton portion of the property, which will consist of a 221,900 s.f. warehouse building along with associated improvements such as signage, parking, landscaping, stormwater management and the like. Proposed Lot D consists of 0.26 acres and will be the location of a portion of the Assunpink Greenway Path, which will consist of a 10' wide asphalt path and related improvements. Proposed Lot B will continue to be owned and maintained by the City of Trenton.

The LI Zoning District requires a minimum lot area of 3.0 acres, whereas the proposed Lots C and D will contain 0.29 acres and 0.26 acres respectively. Accordingly, a bulk variance is required for each of the proposed lots.

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

AREA & YARD REQUIREMENTS (LAWRENCE) - LOT C

LI- LIMITED INDUSTRIAL DISTRICT (INDUSTRIAL PARK USE)

DESCRIPTION	REQUIRED/ALLOWED	PROPOSED	COMPLIES
MIN. LOT SIZE (ACRES)	3 AC	0.29 AC.	ENC
MIN. LOT FRONTAGE	300 FT	117.9'	ENC
MIN. LOT WIDTH	300 FT	251.9'	ENC
MIN. LOT DEPTH	300 FT	102.8'	ENC
MIN. FRONT YARD SETBACK	100 FT	N/A	N/A
MIN. SIDE YARD SETBACK	50 FT.	N/A	N/A
MIN. REAR YARD SETBACK	50 FT.	N/A	N/A
MAX. BUILDING COVERAGE	NS	N/A	N/A
MAX IMPERVIOUS COVERAGE	NS	9.7%	C
MAX. BUILDING HEIGHT	50 FT. 4 STORIES	N/A	N/A
MAX F.A.R.	0.25	N/A	N/A
C - COMPLIES, V - VARIANCE, ENC - EXISTING NON-CONFORMITY, NS - NOT SPECIFIED			

AREA & YARD REQUIREMENTS (LAWRENCE) - LOT D

LI- LIMITED INDUSTRIAL DISTRICT (INDUSTRIAL PARK USE)

DESCRIPTION	REQUIRED/ALLOWED	PROPOSED	COMPLIES
MIN. LOT SIZE (ACRES)	3 AC	0.26 AC.	ENC
MIN. LOT FRONTAGE	300 FT	95.5'	ENC
MIN. LOT WIDTH	300 FT	101.8'	ENC
MIN. LOT DEPTH	300 FT	133.9'	ENC
MIN. FRONT YARD SETBACK	100 FT	N/A	N/A
MIN. SIDE YARD SETBACK	50 FT.	N/A	N/A
MIN. REAR YARD SETBACK	50 FT.	N/A	N/A
MAX. BUILDING COVERAGE	NS	N/A	N/A
MAX IMPERVIOUS COVERAGE	NS	10.4%	C
MAX. BUILDING HEIGHT	50 FT. 4 STORIES	N/A	N/A
MAX F.A.R.	0.25	N/A	N/A
C - COMPLIES, V - VARIANCE, ENC - EXISTING NON-CONFORMITY, NS - NOT SPECIFIED			

Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).

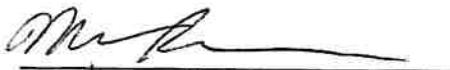
**Township of Lawrence
Mercer County NJ
Department of Community Development**

Certifications

Certification of applicant:

I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature



Michael Rosito
(Print or type name)

Date

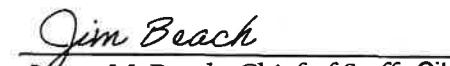
10/17/25

Owner's consent to filing of application:

If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature



James M. Beach, Chief of Staff, City of Trenton
(Print or type name)

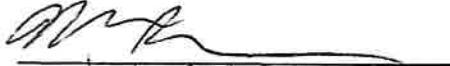
Date

10/31/2025

Acceptance of reasonable review & inspection costs:

I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature



Michael Rosito
(Print or type name)

Date

10/17/25

Authorization for township officials to enter upon property:

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature



James M Beach, Chief of Staff, City of Trenton
(Print or type name)

Date

10/31/2025

Township of Lawrence
Mercer County NJ
Department of Community Development

Bulk Variance (Parcel)

Existing and proposed property dimensions as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Permitted for zone where proposed use is allowed ⁽¹⁾	Existing	Proposed	Extent of variance requested
LOT DATA					
Lot Area	SF	SF		SF	SF
Lot Frontage	FT	FT	FT	FT	FT
Lot Width	FT	FT	FT	FT	FT
Lot Depth	FT	FT	FT	FT	FT
Parking Spaces					
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	%	%	%	%	%
PRINCIPAL BUILDING					
Front Yard setback	FT	FT	FT	FT	FT
Left Side Yard setback	FT	FT	FT	FT	FT
Right Side Yard setback	FT	FT		FT	FT
Rear Yard setback	FT	FT	FT	FT	FT
Floor Area Ratio					
Building Height	FT	FT	FT	FT	FT
ACCESSORY BUILDING					
Side Yard setback	FT	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT	FT
Dist. to Other Building	FT	FT	FT	FT	FT

(1) Complete this column with a Use Variance application only

Mark any pre-existing variance with an “ * ”.

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Contribution Disclosure Statement

STATE OF NEW JERSEY)
COUNTY OF MERCER)
New York) SS (PG)
King)

Meridian Furniture inc.

(name of property owner, developer, redeveloper or professional)
law upon (his, her, their) oath, depose and say: I, Michael Rosario

a property owner, developer, redeveloper or professional making an application in reference to a property
identified as Enterprise Ave 602 1,2
Property address Block Lot(s)

am providing representation and/or support for an application for certain approvals to the Planning Board
or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do
hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate,
candidate committee, joint candidates committee and any pledge, promise or other commitment or
assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance
1949-07, effective September 24, 2007. The disclosure below includes all such contributions made
during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing
of this Contribution Disclosure Statement during the approval process and hereby agree that prior to
granting of final approval of the application, I will amend the disclosure statement if such further
contributions are made.


(Signature)

Sworn to and Subscribed before

me this 21 day of

October 2025
Patricia Gallagher
(Notary Public)

PATRICIA GALLAGHER
NOTARY PUBLIC, State of New York
No 01GA6101692
Qualified in Queens County
Commission Expires Nov 17 2027

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Contribution Disclosure Statement

Provide additional pages as necessary

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

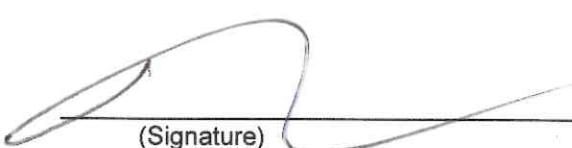
Dino Spadaccini, Esq.

, being duly sworn according to
(name of property owner, developer, redeveloper or professional)
law upon (his, her, their) oath, depose and say: I, _____

a property owner, developer, redeveloper or professional making an application in reference to a property
identified as 300-356 Enterprise Avenue 602 1 & 2
Property address Block Lot(s)

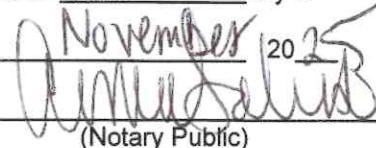
am providing representation and/or support for an application for certain approvals to the Planning Board
or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do
hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate,
candidate committee, joint candidates committee and any pledge, promise or other commitment or
assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance
1949-07, effective September 24, 2007. The disclosure below includes all such contributions made
during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing
of this Contribution Disclosure Statement during the approval process and hereby agree that prior to
granting of final approval of the application, I will amend the disclosure statement if such further
contributions are made.


(Signature)

Sworn to and Subscribed before

me this 5 day of

November 25
2013

(Notary Public)

AIMEE L. SABATINO
Notary Public of New Jersey
My Commission Expires August 12, 2027

Form DS-1
Page 1

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Contribution Disclosure Statement

STATE OF NEW JERSEY)
) SS
COUNTY OF MERCER)

William Hadach, PE, being duly sworn according to
(name of property owner, developer, redeveloper or professional)
law upon (his, her, their) oath, depose and say: I, William Hadach, PE

a property owner, developer, redeveloper or professional making an application in reference to a property
identified as 300-356 Enterprise Ave 23203
23102
602 1
249
142 (TRENTON)
(TRENTON)
(LAWRENCE)
Property address Block Lot(s)

am providing representation and/or support for an application for certain approvals to the Planning Board
or Zoning Board of Adjustment in the Township of Lawrence, County of Mercer, State of New Jersey do
hereby disclose the name of the recipient of any contribution made to or on behalf of any candidate,
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assumption of liability to make such transfer, in accordance to Lawrence Township Council Ordinance
1949-07, effective September 24, 2007. The disclosure below includes all such contributions made
during the time period measuring from four (4) years prior to the filing of this application.

I further understand that continuing disclosure is required for such contributions made following the filing
of this Contribution Disclosure Statement during the approval process and hereby agree that prior to
granting of final approval of the application, I will amend the disclosure statement if such further
contributions are made.

Will Hadach
(Signature)

Sworn to and Subscribed before

me this 4th day of
November 2025

J. Sayre
(Notary Public)

LEE SAYRE Notary Public, State of New Jersey Comm. # 50186079 My Commission Expires 02/23/2027

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Contribution Disclosure Statement

Provide additional pages as necessary