

the
SPADACCINI
LAW FIRM LLC

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

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www.spadlaw.com

Writer's email: dino@spadlaw.com

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
SPADACCINI
LAW FIRM LLC

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

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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.

the
SPADACCINI
LAW FIRM LLC

James Parvesse, P.E., C.M.E.
December 29, 2025
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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:	Complete form:
<input checked="" type="checkbox"/>	General Information	Form G-1
<input checked="" type="checkbox"/>	Certifications	Form C-1
<input checked="" type="checkbox"/>	Taxpayer Identification number & certification	IRS form W-9

Type of approval sought (check all as appropriate):		
<input type="checkbox"/>	Appeal from decision of Administrative Officer	Form A-1
<input checked="" type="checkbox"/>	Bulk Variance (parcel)	Form B-1
<input type="checkbox"/>	Bulk Variance (signage)	Form B-2
<input type="checkbox"/>	Bulk Variance (homeowner)	Form B-3
<input type="checkbox"/>	Contribution Disclosure Statement	Form DS-1
<input type="checkbox"/>	Conditional Use	N/A
<input type="checkbox"/>	Informal	N/A
<input type="checkbox"/>	Interpretation	N/A
<input type="checkbox"/>	Lot Consolidation	N/A
<input type="checkbox"/>	Site Plan, Informal	N/A
<input type="checkbox"/>	Site Plan, Waiver	N/A
<input checked="" type="checkbox"/>	Site Plan, Minor	N/A
<input type="checkbox"/>	Site Plan, Preliminary Major	N/A
<input type="checkbox"/>	Site Plan, Final Major	N/A
<input checked="" type="checkbox"/>	Subdivision, Minor	N/A
<input type="checkbox"/>	Subdivision, Preliminary Major	N/A
<input type="checkbox"/>	Subdivision, Final Major	N/A
<input type="checkbox"/>	Use Variance	Form U-1
<input type="checkbox"/>	Other (specify)	N/A

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
See cover letter.	

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

<u>Joshua Tiner, P.E. 43 North Ave. East, Westfield, NJ 07090</u>
<u>Roberto Martinez, RA, 43 North Ave. East, Westfield, NJ 07090</u>
<u>Elizabeth Dolan, P.E. 181 West High Street, Somerville, NJ 08876</u>

Township of Lawrence
Mercer County NJ
Department of Community Development

General Information

1. Applicant:

Name	<u>Meridian Furniture, Inc.</u>	Phone	<u>718-758-4455</u>
Address	<u>1422 Coney Island Ave.</u>	Fax	<u></u>
	<u>Brooklyn, NY 11230</u>	Email	<u>mi ke@meri di anfurni tureusa. com</u>

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

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

3. Attorney (where applicable):

Name	<u>Dino Spadaccini, Esq.</u>	Phone	<u>609-912-0100</u>
Address	<u>98 Franklin Corner Road</u>	Fax	<u>609-912-0400</u>
	<u>Lawrenceville, NJ 08648</u>	Email	<u>di no@spadl aw. com</u>

4. Engineer (where applicable):

Name	<u>William Haduch, P.E.</u>	Phone	<u>908-233-4030</u>
Address	<u>433 North Avenue East</u>	Fax	<u></u>
	<u>Westfield, NJ 07090</u>	Email	<u>will h@redcomll c. com</u>

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.

<u>Matan Rosilio</u>	<u>1422 Coney Island Ave., Brooklyn, NY 11230</u>
<u>Maor Rosilio</u>	<u>1422 Coney Island Ave., Brooklyn, NY 11230</u>
<u>Michael Rosilio</u>	<u>1422 Coney Island Ave., Brooklyn, NY 11230</u>

6. Location of Land:

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

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 Rosillo
(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)

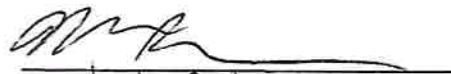
Date

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 Rosillo
(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	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	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 York} NEW JERSEY)
COUNTY OF ^{King} MERCER) SS (PG)

Meridian Furniture inc., being duly sworn according to
(name of property owner, developer, redeveloper or professional)

law upon (his, her, their) oath, depose and say: I, Michael Posito

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]
(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

Contribution Disclosure Statement

Provide additional pages as necessary

Contribution Disclosure Statement

Dino Spadaccini, Esq.

law upon (his, her, their) oath, depose and say: I, Dino Spadaccini, Esq.

identified as 300-356 Enterprise Avenue

602

1 & 2

Lot(s)

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)

me this 5 day of

November 20 25
Amber Salas
(Notary Public)

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 1 (TRENTON)
23102 249 (TRENTON)
602 Block Lot(s) (LAWRENCE)

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.

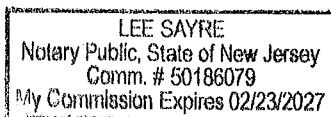
I further understand that continuing disclosure is required for such contributions made following the filing
of this Contribution Disclosure Statement during the approval process and hereby agree that prior to
granting of final approval of the application, I will amend the disclosure statement if such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

Will Hadach
(Signature)

Sworn to and Subscribed before

me this 4th day of
November 2025

J. Sayre
(Notary Public)



Contribution Disclosure Statement

Provide additional pages as necessary