

**REFERRALS**

	<u>Date Referred</u>	<u>Comments Dated</u>	<u>Date Referred</u>	<u>Comments Dated</u>	<u>Additional Reports</u>
a. Municipal Engineer	1/6/26	3/5/26			
b. Professional Planner	"	3/6/26			
c. Traffic Consultant	—	—			
d. Construction Official	"	1/16/26			
e. Shade Tree Advisory Comm.	"	3/6/26			
f. Health Officer	"	1/8/26			
g. Tax Collector	"				
h. Public Safety	"				
i. Environ. Res. Committee	"				
j. Mercer County Planning Bd.					
k. Ewing-Law. Sewer Auth.					
l. _____ Water Co.					
m. D & R Canal Commission					
n. U.S. Post Office					
o. NJDOT					
p. PSE&G Co.					
q. Board of Education					
r. Historic Preserv. Comm.					
s. NJDEPE/Wetlands					
t. NJDEPE/Stream Encroach.					
u. _____					
v. _____					
w. _____					
x. _____					
y. _____					
z. _____					

Township of Lawrence  
**ENGINEERING DEPARTMENT**

TO: File

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Minor Subdivision with Variances and Waivers Application No. SP-6/25  
**Meridian Furniture Inc.**, 300-336 Enterprise Avenue  
Tax Map Page 6, Block 602, Lots 1 & 2

DATE: March 5, 2026

**General:**

The applicant, Meridian Furniture Inc., is requesting minor subdivision and minor site plan approval for elements associated with construction of a 221,900 square foot warehouse on 8.62 ac of property owned by the City of Trenton. The site is located on Enterprise Avenue with the municipal boundary line through the northern tip of the property. All improvements are within the City with the exception of the northerly corner of the parking lot, landscaping, and a portion of the stormwater management facilities (0.29 ac). A small lot (0.26 ac) adjacent to the improvements will be subdivided to continue the Assunpink Creek greenway and will be owned and maintained by the City of Trenton.

**Detailed Report:**

1. In addition to the proposed building, the majority of the site improvements and construction will be within the City of Trenton. Improvements in Lawrence Township comprise less than 5% of the project. The parking lot area and bioretention basins in Lawrence Township are minor improvements and adequate landscaping will be provided. There are no engineering issues. Existing chain link fence and vegetative overgrowth will be removed along the frontage in Lawrence Township which will positively impact the aesthetics of the area. New street trees will be installed to improve and continue the streetscape.
2. Stormwater management facilities will be privately owned and maintained. An Operations and Maintenance Manual will be required in accordance with current NJDEP requirements. We will defer review and inspection of the facilities to the City of Trenton. It would also be appropriate for all maintenance reports to be submitted to the City of Trenton.
3. Existing sidewalk along the Lawrence Township right of way shall be noted to be replaced if deficient. During review of the 40 Enterprise Avenue warehouse development, the Planning Board recommended extension of the sidewalk to the next intersection in Hamilton Township (Assunpink Boulevard) to improve connectivity. We recommend sidewalk extension on this applicant's side of Enterprise Avenue, to the Assunpink Boulevard intersection; however, we will defer to the City of Trenton.

Bonding and inspection fees are required for all improvements within the public right of way.

4. The applicant's attorney shall confirm Proposed Lot C will be assessed by the City of Trenton. This information shall be noted in the deed. The new lot number will be Lot 2.01. The open space parcel will be Lot 1.01. Deeds shall be submitted for review and approval.
5. Soil erosion and sediment control measures shall be reviewed and approved by the Mercer County Soil Conservation District.
6. Any deficient street lighting along the frontage shall be repaired or replaced. Functioning shall be demonstrated prior to issuance of a certificate of occupancy.

JFP/las

**Documents Reviewed:**

- Application and Supporting Documents
- Site Plans
- Architectural Plans



POLICY  
PLANNING  
DESIGN

P.O. Box 236  
2 East Broad Street, 2<sup>nd</sup> Floor  
Hopewell, NJ 08525  
609-257-6705 (v)  
609-374-9939 (f)  
info@kylemcmamus.com

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**To:** Lawrence Township Planning Board

**From:** Elizabeth McManus, PP, AICP, LEED AP  
Thomas DiMartino, PIT 

**Re:** **Meridian Furniture, Inc.**  
**Minor Site Plan & Minor Subdivision**  
Block 602 Lots 1 & 2  
300-356 Enterprise Avenue  
Limited Industrial (LI) District  
Application SP-6/25

**Date:** March 6, 2026

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## 1.0 Project Overview

- 1.1** The Applicant is requesting Minor Site Plan and Minor Subdivision approval in order to construct a furniture warehouse facility. The project area is primarily located within the City of Trenton, however the proposed subdivision involves two lots (Block 602, Lots 1 & 2) located in Lawrence, which are owned by the City of Trenton. The Applicant is proposing to merge Block 602, Lots 1 & 2 and subsequently re-subdivide the land in which two new lots are proposed, denoted on the plans as proposed Lots C & D. The proposed lots are similar in size as the original lots but have more regular lot lines.
- 1.2** The proposed building is 221,900 s.f.; however, no portion of the building is in Lawrence Township. The proposed improvements which encroach into, or are located wholly within the Township, includes two landscaped bio-retention basins, one of which will have a 4 foot high fence, portions of the proposed rear parking area, a 6 foot high chain link fence along the eastern property line, plantings and lights. No access to the site is proposed in Lawrence Township. The Applicant also intends to resurface the Assunpink Creek Trail, located along the eastern property line.

## 2.0 Site & Surrounding Area

- 2.1** The property in question is located within both the City of Trenton and Lawrence Township, and shares a boundary line with the Township of Hamilton to the east. The project includes the following lots; Block 23203, Lot 1 (Trenton), Block 23102, Lot 2 (Trenton), Block 23102, Lot 9 (Trenton), Block 602, Lot 1 (Lawrence), and Block 602, Lot 2 (Lawrence). For the purposes of this application, the only lots which are



relevant to this review are Block 602, Lots 1 & 2 in Lawrence Township.

- 2.2** Block 602 Lots 1 & 2 are approximately 0.32 acres and 0.24 acres respectively, located within the Township’s LI Limited Industrial District. The lots are presently undeveloped, with existing trees and vegetation scattered amongst the two lots. Additionally, there is an approximate 10-foot high, barbed wired chain link fence surrounding the perimeter of the lot, presumably for security purposes, and that will be removed. It is worth noting that while the two Township lots are associated with the address of 300-356 Enterprise Avenue, the two lots actually have frontage on 2<sup>nd</sup> Street. No access to the site exists or is proposed in Lawrence Township. The Assunpink Creek Trail Head, which intersects the existing lot 1, is overgrown and unkept.
- 2.3** Located east of the site, including the lands in Trenton as well as Lawrence, is the Assunpink Creek and Assunpink Creek Trailhead. The trailhead and a small portion of the trail is in Lawrence Township; the remaining portion of the trail is in Trenton. Immediately south of the trail is municipal boundary for Hamilton Township. North of the site are additional industrial uses also located within the Limited Industrial District. Located west, within the Township of Hamilton, are single family home neighborhoods.



**3.0 Variances and Exceptions**

- 4.1 The subject site is in the Limited Industrial (LI) District within the Township, where the proposed use and its accessory uses are permitted by the Township’s Land Use Ordinance.
- 4.2 The Applicant will require Bulk “C” Variances as a result of the subdivision. A full list of bulk compliance with the Township’s LI District Regulations can be found below. See also the variance criteria attached to this memo.

LI District Standards (§424)							
	Required	Existing (Lot 1)	Proposed (Lot D)	Variance?	Existing (Lot 2)	Proposed (Lot C)	Variance?
Min. Lot Area	5-acres	0.32 ac	0.26 ac	Yes	0.24 ac	0.29 ac	Yes
Min. Lot Width	300 ft.	Not Specified	101.8 ft	Yes	Not Specified	251.9 ft	Yes
Min. Lot Depth	600 ft.	Not Specified	133.9 ft	Yes	Not Specified	102.8 ft	Yes
Min. Lot Frontage	300 ft.	Not Specified	95.5 ft	Yes	Not Specified	117.9 ft	Yes
Min. Front Yard	100 ft.	N/A	N/A	N/A	N/A	N/A	N/A
Min. Side Yard	50 ft.	N/A	N/A	N/A	N/A	N/A	N/A
Min. Rear Yard	50 ft.	N/A	N/A	N/A	N/A	N/A	N/A
Max. Impervious Surface Ratio	0.75	Not Specified (0%)	9.7%	No	Not Specified	10.4%	No

- 4.3 Subdivision. While the proposed subdivision, or lot line adjustment, will yield similarly dimensioned lots,

this is not a conforming subdivision and will require bulk variances.

- 4.4** Parking Setback. As per Section 424D(1) of the Township’s Land Use Ordinance, the LI District requires a setback of 35 feet from any lot line for surface parking. There are no setback dimensions for the portion of the surface parking located partially within the Township. It is possible that relief will be required for the setback to property lines abutting Enterprise Avenue and the Assunpink Creek. A “technical” variance is also necessary for the 0 foot setback of the parking lot that extends into the City of Trenton.

**5.0 Site Plan Comments**

- 5.1** Given the residential neighborhoods within the Township of Hamilton located within close proximity to the rear of the subject premises, the Applicant should provide testimony regarding noise and light seepage and the anticipated vehicular and pedestrian activity level expected to be associated with this section of the property.
- 5.2** There are existing trees located within the right of way, planted in landscaped tree wells on the sidewalk. The Applicant proposes to replace the trees with those that are similar in size for overall streetscape consistency.



- 5.3** As noted in the photograph above, there are existing concrete dividers blocking the entrance to the Assunpink Trailhead. The Applicant should confirm that these obstructions will be removed to preserve access to the trail.
- 5.4** Regarding the proposed Landscaping Plan, the Applicant should address the following;



- a. The Applicant should replace “Malus Sargentii” (“Sargents Dwarf Crab”) since it is not native to New Jersey. The replacement tree should be sized appropriate for the location under the overhead wires.
- b. The selected shrubs for the bioretention basin are in compliance with the recommended shrubs for wet conditions.

Regarding the bioretention basins, or the portions thereof located within Lawrence, the Applicant should specify the location of any outfall structures or emergency spillways and ensure that they are properly screened from view on Enterprise Avenue.

- 5.5 The Applicant should provide confirmation that the sight triangle located along the driveway entrance to the north on Enterprise Avenue, and largely within Lawrence Township, is clear of any obstructions, including signage, street trees, fence posts, etc.
- 5.6 The application rider states that proposed Lot B, which contains the Assunpink Creek trail, will continue to be owned and maintained by the City of Trenton. The Applicant should confirm the same for proposed Lot D within Lawrence Township, which contains the trailhead at Second Avenue.
- 5.7 The Applicant should confirm that the single light fixture proposed within the Township of Lawrence is dark sky compliant and does not exceed a color temperature of 3000K. Additionally, the light should be shielded to prevent glare into the road and adjacent properties. While outside the jurisdiction of Lawrence Township, it is recommended that the light fixtures in Trenton also have these features.

## 6.0 **Materials Reviewed**

- 6.1 Application SP-6/25
- 6.2 *Site Plan*, consisting of 22 sheets, prepared by Gregory J. Redington, PE of REDCOM Design and Construction LLC, last revised December 12, 2025.
- 6.3 *Topographic Survey*, consisting of 1 sheet, prepared by Justin J. Hedges, PLS, CFS, of InSite Surveying dated last updated May 1, 2025.
- 6.4 *Architectural Plans*, consisting of 5 sheets, prepared by Roberto Martinez, RA, last revised December 17, 2025

## 7.0 **Applicant Team**

- 7.1 Applicant: Meridian Furniture, Inc., 1422 Coney Island Avenue, Brooklyn, NY 11230, 718-758-4455, mike@meridianfurnitureusa.com



- 7.2 Owner: City of Trenton, 319 East State Street, Trenton, NJ 08608, 609-989-3000, [jbeach@trentonnj.org](mailto:jbeach@trentonnj.org)
- 7.3 Attorney: Dino Spadaccini, Esq., 98 Franklin Corner Road, Lawrenceville, NJ 08648, 609-912-0100, [dino@spadlaw.com](mailto:dino@spadlaw.com)
- 7.4 Engineer: William Haduch, PE, 433 North Avenue East, Westfield, NJ 07090, 908-233-4030, [willh@redcomllc.vcom](mailto:willh@redcomllc.vcom)



POLICY  
PLANNING  
DESIGN

## C (1) & (2) VARIANCE CONSIDERATIONS

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### **C (1) “HARDSHIP” VARIANCE – POSITIVE CRITERIA**

The Board has the power to grant “c(1)” or “hardship” variances to permit relief from zoning regulations where a hardship to conformance exists (N.J.S.A. 40:55D-70c(1)). Proving the existence of the hardship is the so-called “positive criteria”.

In order to grant the variance, the Board must find that the strict application of the regulation for which relief has been requested would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property for one or more of the following reasons:

- by reason of exceptional narrowness, shallowness or shape of a specific piece of property,
- or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or
- by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structure lawfully existing thereon,

It should be noted that the finding of the hardship must be for the specific property in question – it must be unique to the area. Note also that a hardship variance cannot be granted by a self-created hardship or personal hardship of the applicant. Additionally, finding of a hardship need not provide inutility – that the property cannot be developed without a variance.

### **C (2) “FLEXIBLE” VARIANCE – POSITIVE CRITERIA**

The Board has the power to grant “c(2)” or “flexible” variances to permit relief from zoning regulations where an alternative proposal results in improved planning, as measured by the two below items (N.J.S.A. 40:55D-70c(2)). Proving the improved planning is the so-called “positive criteria”.

- One or more purposes of the Municipal Land Use Law would be advanced by the deviation, and
- the benefits of the deviation from the zoning ordinance requirements would substantially outweigh any detriment.

It should be noted that the finding of the benefits must be for the specific property in question – it must be unique to the area. The zoning benefits resulting from permitting the deviation(s) must be for the community and not merely for the private purposes of the owner. Benefits resulting the deviation(s) are not restricted to those directly obtained from permitting the deviation(s) at issue; permitting the deviation(s) can be considered in light of benefits resulting from the entire development proposed.



The following provides the purposes of the Municipal Land Use Law. Note that the Board should only consider those purposes of zoning that are relevant to the particular property and implicated by the variance relief sought.

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources;
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs;
- p. To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space, and historic sites; and



- q. To ensure that the development of individual municipalities does not unnecessarily encroach upon military facilities or negatively impact the operation of military facilities, and to those ends, to encourage municipalities to collaborate with military facility commanders in planning and implementing appropriate land use controls, thereby improving the vitality of military facilities and protecting against their loss through the Base Realignment and Closure process or mission loss.

### **(C) 1 AND 2 VARIANCE – NEGATIVE CRITERIA**

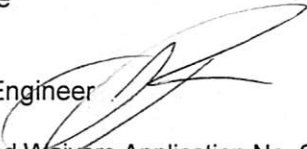
In addition to the positive criteria, the Board must also find that the requested relief meets both components of “negative criteria”.

1. The proposal will not create a “substantial detriment to the public good”; and
2. The proposal will not create a “substantial detriment to the zone plan and zoning ordinance”.

Note that the criteria are not “no detriment”, instead use of the term “substantial” indicates that the detriment must be significant. However, it should also be weighed against the benefit to the public good that is identified in the positive criteria. Essentially, the greater the benefits, or in the case of a (c) 1 variance the hardship, of a project, the greater the detriments must be to achieve the quality of being substantial.

**TOWNSHIP OF LAWRENCE**  
**Division of Planning and Redevelopment**

TO: Brenda Kraemer, Assistant Municipal Engineer  
Elizabeth McManus, Planning Consultant  
Edwin W. Schmierer, Planning Board Attorney  
James DeForte, Construction Official  
Edward Tencza, Public Safety Coordinating Committee  
Environmental Resources Committee  
Shade Tree Advisory Committee  
Keith Levine, Health Officer

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Minor Site Plan with Variances and Waivers Application No. SP- 6/25  
Meridian Furniture Inc. , 300-356 Enterprise Avenue  
Tax Map Page 6, Block 602, Lots 1 & 2

DATE: January 6, 2026

Attached are the documents listed below with regard to the above referenced site plan application:

- Application and Supporting Documents
- Site Plans
- Architectural Plans

Additional application documents are also available on our website at:

<https://www.lawrencetwp.com/departments/engineering-planning-zoning/DocumentsforActiveBoardApplications>

This application is scheduled for review by the Planning Board at the meeting to be held Monday, March 16, 2026. Please review these documents and submit your report to this office as soon as possible, but **no later than March 6, 2026**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRL  
M:/Planning Board/Applications/Meridian Furniture Inc 300 Enterprise/Distribution Letter.doc  
Attachments

- Building : Proposed improvements located in flood Hazard Zone.  
1-8-26 AAG

01/08/2026 NO Fire Comments JH

1/9/26 NO PUBC Comments JH

1/16/2026 NO Electric Comments JH

RECEIVED

JAN - 8 2026

LAWRENCE TOWNSHIP  
CONSTRUCTION DEPARTMENT

# TOWNSHIP OF LAWRENCE

P.O. Box 6006  
Lawrenceville, New Jersey 08648

Department of Community Development  
609-844-7087

## REPORT

### Lawrence Township Shade Tree Advisory Committee Warehouse, 300-356 Enterprise Ave, Trenton & Lawrence Twp, filed 3/6/2026

**The proposal was reviewed by STAC.**

- WE OBJECT to the PROPOSED REMOVAL of the existing TREE-SHADED ASSUNPINK WALKING PATH. It is described on one map as mere “asphalt removal.” This path is part of the Assunpink Greenway. There are modern steel benches, decorative steel fencing, garbage cans, etc. It was obviously a costly public installation and is in good condition. Possible replacement is dubious. Retain the existing pathway.
- The enormous size of the proposed warehouse results in parking and loading dock areas being very tight. Reducing the footprint of the proposed warehouse would allow for planting additional shade trees, especially in the docking areas where shrubs are proposed. Additional trees and green open space provide cooling. Plant additional trees in the asphalt areas would help to mitigate the urban “heat island” effect that currently blights this area during the summer months. Plant some evergreens, for example thuja plicata “Green Giant” on the Assunpink Creek side of the property to add four-season interest, block strong winds, etc. Other wet-soil tolerant evergreens should also be considered.
  - The planting proposal has many red maple trees. Avoid planting red maple trees. These are already excessively common in Lawrence and Central NJ. Plant other wet-tolerant species such as swamp white oak.
- The large central drainage conduit (that is proposed for removal and replacement with a conduit having a blockage-prone 90 degree left turn) is important to drainage of the entire Enterprise Avenue area. There is currently a strong flow through that line. Having an enormous roof building will further add to the drainage needs along Enterprise Ave.
  - Respectfully submitted, David Bosted, LT STAC Chair

LAWRENCE TOWNSHIP HEALTH DEPARTMENT

2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648

Telephone: (609) 844-7089

Date: January 8, 2026

To: James Parvesse, P.E., Municipal Engineer, Secretary to Planning Board

From: Keith Levine

REVIEW FOR:

<input type="checkbox"/>	Building Permit	<input type="checkbox"/>	Food Establishment
<input type="checkbox"/>	Certificate of Occupancy	<input type="checkbox"/>	Sewage Disposal System
<input checked="" type="checkbox"/>	Planning Board	<input type="checkbox"/>	Individual Water Supply
<input type="checkbox"/>	Zoning Board	<input checked="" type="checkbox"/>	Commercial Property
<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	Other: <u>Appln # SP-6/25</u>

PROJECT NAME: Meridian Furniture Minor Site Plan

LOCATION: 300-356 Enterprise Ave

BLOCK: 602 1 & 2 PR# NA

OWNER: City of Trenton Phone: 609-989-3000

ENGINEER/ARCHITECT: Redcom Design & Construction LLC

ADDRESS: 433 North Ave. East  
Westfield, NJ 07090 PHONE: 908-233-4030

APPROVAL  DISAPPROVAL  APPROVAL WITH CONDITIONS


COMMENTS:

For Redcom plans dated 7/15/2025, Revision 12/12/2025:

Proposed office/warehouse largely to be constructed in Trenton. A portion of the works is proposed for Lawrence Township. This work is proposed to include truck parking and portions of two bioretention basins.

Construction activities shall comply with Township Noise Ordinance #935-07 Chapter 258.

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John R. Sullivan, REHS

  
Keith Levine, Health Officer