

# 2026 AMENDMENT TO THE 2025 FOURTH ROUND HOUSING PLAN

HOUSING ELEMENT & FAIR SHARE PLAN  
LAWRENCE TOWNSHIP  
MERCER COUNTY  
NEW JERSEY

ADOPTED BY THE PLANNING BOARD

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PREPARED BY:

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**KYLE + McMANUS ASSOCIATES**





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Lawrence Township adopted the *2025 Fourth Round Housing Element and Fair Share Plan* on June 16, 2025 (“*Fourth Round Housing Plan*”) and subsequently submitted it to the Affordable Housing Dispute Resolution Program (the “Program”). Two challenges to the Township’s *Fourth Round Housing Plan* were filed, one from Fair Share Housing Center (“FSHC”) and the other from 3641 Lawrenceville Road, LLC (“3641”). After settlement conferences conducted by the Program and additional discussions, the Township resolved both challenges.

The Township’s Settlement Agreement with 3641 was executed on February 11, 2025 and it sets forth a density increase to the 3641 site, located at 3641 Lawrenceville Road (S.H. Route 206) (Block 6601, Lot 2). The Township’s Mediation Agreement with FSHC was executed on February 12, 2026 and sets forth a few changes to the Township’s Third and Fourth Round mechanisms.

The following amends the *Fourth Round Housing Plan*, adopted on June 16, 2025, and implements the applicable terms of the 3641 Settlement Agreement and the FSHC Mediation Agreement.

## **REHABILITATION OBLIGATION & SATISFACTION**

There are no amendments to the Township’s Rehabilitation obligation of 68 or how it shall be satisfied.

## **FIRST & SECOND ROUNDS OBLIGATION & SATISFACTION**

There are no amendments to the Township’s First and Second Rounds obligation of 891 or how it shall be satisfied.

## **THIRD ROUND OBLIGATION & SATISFACTION**

There are no amendments to the Township’s Third Round obligation of 1,110. This obligation is addressed through a vacant land adjustment with an RDP of 702. There are no changes to the RDP calculation or how it is satisfied, with one exception – Quakerbridge Mall.

The Mediation Agreement with FSHC sets forth changes to the Third Round unmet need strategies consisting of elimination of 2 sites and the addition of 3 sites.

### **Quakerbridge Mall**

As stated in the Fourth Round Housing Plan, the Township allows inclusionary zoning as a conditional use to the Quaker Bridge Mall (Block 4201.01, Lots 2, 3.01, 4, 36, 37). The site is 102.83 acres and includes the principal Quaker Bridge Mall building and a satellite retail building, parking and circulation areas, and drainage basins. The conditional use zoning does not affect the land development regulations pertaining to the current shopping mall use and its accessory uses. Instead, it allows for the development of the housing as an added use. See the Fourth Round Housing Plan for additional information on this site.

The Township will increase the permitted number of units on the site from 350 to 450 units and will permit the units to be developed as part of a residential or mixed use development on an area between 10 and 30 acres. An affordable housing set-aside of 20% is required. The increased density and the 20% set-aside



will increase the number of affordable homes to 90, from 70. The increased density will better incentivize development of inclusionary housing and enhance its realistic opportunity.

While this site will generate affordable units to satisfy a portion of the Third Round RDP, there is no change to the number of units or credits contributing toward the Third Round. The Township will continue to utilize 54 affordable units from this site to satisfy a portion of the Third Round RDP. The remaining affordable homes, increased from 16 to 36 homes, will satisfy a portion of the Fourth Round RDP.

### **Eliminated Sites – Capital Health & Hub City Distributing**

The Capital Health site located on Princess Road at Block 3901, Lot 4.01 is eliminated. Since its inclusion in the Third Round Housing Plan as a Third Round unmet need strategy, which planned for inclusionary development at 8 du/ac, the site has been developed with a warehouse. Given the recent development, and the significant unlikelihood of its redevelopment in the foreseeable future, it is no longer included as an unmet need strategy.

Immediately adjacent to the east of the Capital Health site along Princess Road is the HUB City Distributing site (Block 3901, Lot 2.01). The site was included in the Third Round Housing Plan as a Third Round unmet need strategy at a density of 10 du/ac. This site continues to be developed with a wholesale beer distributor. Given its existing development and its adjacency to a warehouse on the Capital Health site, it is no longer included as an unmet need strategy.

### **Portion of Block 5105, Lot 19**

This site is located north of Lenox Drive North and west of the office building developed on the north side of Lenox Drive North. The site is undeveloped, with the exception that a portion includes parking for the office building to the east. The site was anticipated for office development, similar to adjacent lots on Lenox Drive North, and is within the RD-2 zone district. The site is free of environmental constraints. Office buildings are located on either side of the site, and across the street, along Lenox Drive North. North of the site is a large single-family lot and undeveloped land. West of the site, Lot 22.01, is also subject to overlay zoning for inclusionary development. The Township will apply overlay zoning to the site for inclusionary townhouses, stacked townhouses and multi-family homes at 10 du/ac and a 20% affordable housing set-aside. The affordable units generated on the site will contribute to the Third Round unmet need.

### **Harney’s Corner Area**

Harney’s Corner is an area of southern Lawrence Township where Lawrenceville Road (S.H. Route 206) and Princeton Avenue / Princeton Pike intersect. The area includes a mix of residential and commercial uses. Two areas along Princeton Avenue area will receive overlay zoning to permit residential and/or mixed use inclusionary development.



### Block 301, Lots 4, 28, and 29

This 1.51 acre area, in the HC district, is located along the Princeton Avenue and is developed with a mix of commercial and residential uses. Most of the buildings on this site are in disrepair. The site is free of environmental constraints. Overlay zoning will permit the property to be developed with mixed-use inclusionary development such that commercial use occupies the first story facing Princeton Avenue and residential uses are permitted on upper stories or to the rear. Residences may be developed at up to 7 du/ac and a 20% set-aside of affordable units must be provided. The affordable units generated on the site will contribute to the Third Round unmet need.

### Block 801, Lot 21 (Former Merry-Go-Round site)

This 2.8 acre lot, in the HC district, is the former Merry-Go-Round bar and restaurant. The property is at the corner of Princeton Avenue and Betts Avenue and is developed with the restaurant building and parking area. The site is free of environmental constraints. Overlay zoning will permit the property to be developed with residential or mixed-use inclusionary development (commercial use occupies the first story facing Princeton Avenue and residential uses area permitted on upper stories or to the rear). Multi-family, townhouses and/or stacked townhouses may be developed at up to 12 du/ac and a 20% set-aside of affordable units must be provided. The affordable units generated on the site will contribute to the Third Round unmet need.

## **FOURTH ROUND OBLIGATION & SATISFACTION**

One site is amended in the Fourth Round – the 3641 property. The Settlement Agreement for the site, as well as the FSHC Mediation Agreement, adjusts the permitted density and results in a change to the Township’s RDP and how it is satisfied.

There are no changes to the Township’s Fourth Round unmet need strategies.

### **Fourth Round RDP Calculation**

The Township continues its vacant land adjustment into the Fourth Round since the fourth round obligation continues to exceed the vacant and developable land available. Three properties generated Fourth Round RDP, one of which was the 3641 site, located at 3641 Lawrenceville Road at the intersection of Lawrenceville Road (US 206) and Province Line Road (Block 6601, Lot 2).

The Fourth Round Housing Plan calculated an RDP of 12.8 units from the site based on a density of 10 du/ac ( $6.45 \times 10 = 64$  units;  $64 \times .2 = 12.8$ ). The 3641 Settlement Agreement states the site will receive zoning that permits 110 units on the property. As such, the Township’s RDP generated by this site will be increased to 22 units reflect the permitted development ( $110 \times .2 = 22$ ).

Given the increased RDP from the 3641 site, the Township’s Fourth Round RDP is 65.



Fourth Round RDP Calculation					
Address	Block / Lot	Total Area	Density	Total Homes	RDP
3131 Princeton Pike	3801 / 2, 3	8.57	23.7	204	40.8
31 East Darrah Lane	3301 / 30.01	1.41	8.5	12	2.4
3641 Lawrenceville Road	6601 / 2	6.45	17.05	110	22.0
<b>Total</b>					<b>65</b>

### Satisfaction of the Fourth Round RDP

As noted above, the result of the 3641 Settlement Agreement and the FSHC Mediation Agreement is an increase in the RDP to 65. The Township continues to satisfy this obligation using the same strategies as set forth in the Fourth Round Housing Plan; however, the number of affordable units at the 3641 site has increased to 22 and application of credits have been reorganized. The Township has 55 surplus credits that can satisfy an increase in the RDP.

Satisfaction of the Fourth Round 65 RDP				
Development Name	Development Type	Homes	Bonus Credits	Credits
Carriage Park	Inclusionary Senior Rental	14 (of 16)	0	14
3131 Princeton Pike	Inclusionary Family Rental	31	16	47
Quakerbridge Mall	Inclusionary Family Rental / Sale	4 (of 90)	0	4
<b>Total Meeting the RDP</b>		<b>49</b>	<b>16</b>	<b>65</b>
Carriage Park	Inclusionary Senior Rental	1 (of 16)	n/a	1
Quakerbridge Mall	Inclusionary Family Rental / Sale	32 (of 90)	n/a	32
3641 Lawrenceville Road	Inclusionary Family Sale / Rental	22	n/a	22
<b>Surplus</b>		<b>55</b>	<b>n/a</b>	<b>55</b>



### **Carriage Park**

Fifteen (15) of the 16 affordable senior rental homes in this development satisfies a portion of the fourth round; the remaining one home satisfies a portion of the third round. Due the maximum senior homes that may satisfy the **fourth** round RDP, one of the homes is surplus. See the description of this development in the Third Round section of the Fourth Round Housing Plan for additional information.

### **3131 Princeton Pike**

This property, Block 3801, Lots 2 and 3, is located at the intersection of Princeton Pike and Executive Park Plaza, between the Interstate 95 interchange and Franklin Corner Road. The Fourth Round Housing Plan applied this site to the RDP and assigned 14 bonus credits to it; one home was surplus. This Amendment applies all 31 homes to satisfy the RDP and generates 16 bonus credits. See the Fourth Round Housing Plan for additional information on this site.

### **Quakerbridge Mall**

As stated state above, the Settlement Agreement with FSHC increased the permitted number of homes on the site to 450, which results in 90 affordable homes (20%). Fifty-four (54) of the affordable homes satisfy a portion of the Third Round RDP; the remaining 36 satisfy the Fourth Round RDP. Four of the homes satisfy the RDP and the remaining 32 are surplus.

### **3641 Lawrenceville Road**

The site, Block 6601, Lot 2, is approximately 6.45 acres located in the northwest corner of the intersection of Lawrenceville Road (US 206) and Province Line Road. On February 11, 2025, the Township executed a Settlement Agreement with 3641 to permit inclusionary development on the site. The Fourth Round Housing Plan stated a maximum density of 10 du/ac. However, as a result of the mediation process, and as set forth in the Settlement Agreement, the Township will rezone the property to permit a total of 110 mult-family units and will require a 20% set-aside of affordable homes. The site remains suitable for affordable housing, pursuant to *N.J.A.C. 5:97-3.13*, as stated in the Fourth Round Housing Plan.

The Township will conduct a preliminary investigation of the site to determine if it meets the criteria for an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.), and if so, will adopt a redevelopment plan permitting the inclusionary development. The site will be developed with one building consisting of 3 stories. Access to the property will be limited to one driveway each on Lawrenceville Road and Princeton Pike. Front yard setbacks will be substantial to reflect the Kings Highway Historic district located along Lawrenceville Road, to maintain the character of lower density development along each road, and to screen the building and parking.



## **Satisfaction of the Fourth Round Unmet Need**

There are no changes to the manner in which the Township satisfies its unmet need.

The increased RDP reduces the Township's unmet need and therefore the 25% realistic zoning requirement. Given the 65 RDP, the Township's fourth round unmet need is 255 (320 - 65 = 255). The Township's two strategies to address the fourth round unmet need, ETS and 3450 Princeton Pike, create realistic zoning for more nearly triple that which is 25% of the fourth round unmet need (.25 (255) = 64).

## **Distribution of Fourth Round Homes**

In addition to meeting the total fourth round RDP, the Township must also meet a rental obligation, maximum senior homes, family obligation, very low income obligation, and maximum bonus credits, as set forth in the Fair Housing Act. These obligations may be amended should bonus credits be applied to the fourth round obligation. The following updates the Township's compliance with these requirements based on the foregoing changes to strategies.

Maximum Bonus = 16

- Maximum bonus credits = 25% (RDP) | .25 (65) = 16.25, rounded down to 16
- The proposed bonus credits are within the 25% maximum. The 16 bonus reflect .5 bonus for redevelopment of homes on land that was previously utilized for retail, office or commercial use.

Minimum Rental = 13 homes

- Minimum rental homes = 25% (homes meeting the RDP) | .25 (49) = 12.25, rounded up to 13
- Sixty-eight (68) homes contributing to the RDP are rental homes; Quakerbridge Mall may be for sale or for rent. None of the unmet need strategies are limited to owner-occupied homes.

Maximum Senior = 14 homes

- Maximum age-restricted homes = 30% (homes meeting the RDP) | .3 (49) = 14.7, rounded down to 14
- The Township uses 14 homes at the Carriage Park rental development; the remaining home in this development is surplus. Up to 15% of the homes developed at ETS, an unmet need strategy, may be senior.

Minimum Family = 25 homes

- Minimum family homes = 50% (homes meeting the RDP) | .5 (49) = 24.5, rounded up to 25
- This requirement is exceeded with the homes at 3131 Princeton Pike alone. The Township's unmet need strategies will create family homes, except that up to 15% of the homes at ETS may be senior.

Minimum Family Rental = 7 homes

- Minimum family rental = 50% (rental obligation) | .5 (13) = 6.5, rounded up to 7
- This requirement is exceeded with the homes at 3131 Princeton Pike, and is further exceeded by the homes at Quaker Bridge Mall and the 3641 site. The Township's unmet need strategies will create family homes, except that up to 15% of the homes at ETS may be senior, and none of the unmet need strategies are limited to owner occupied homes.

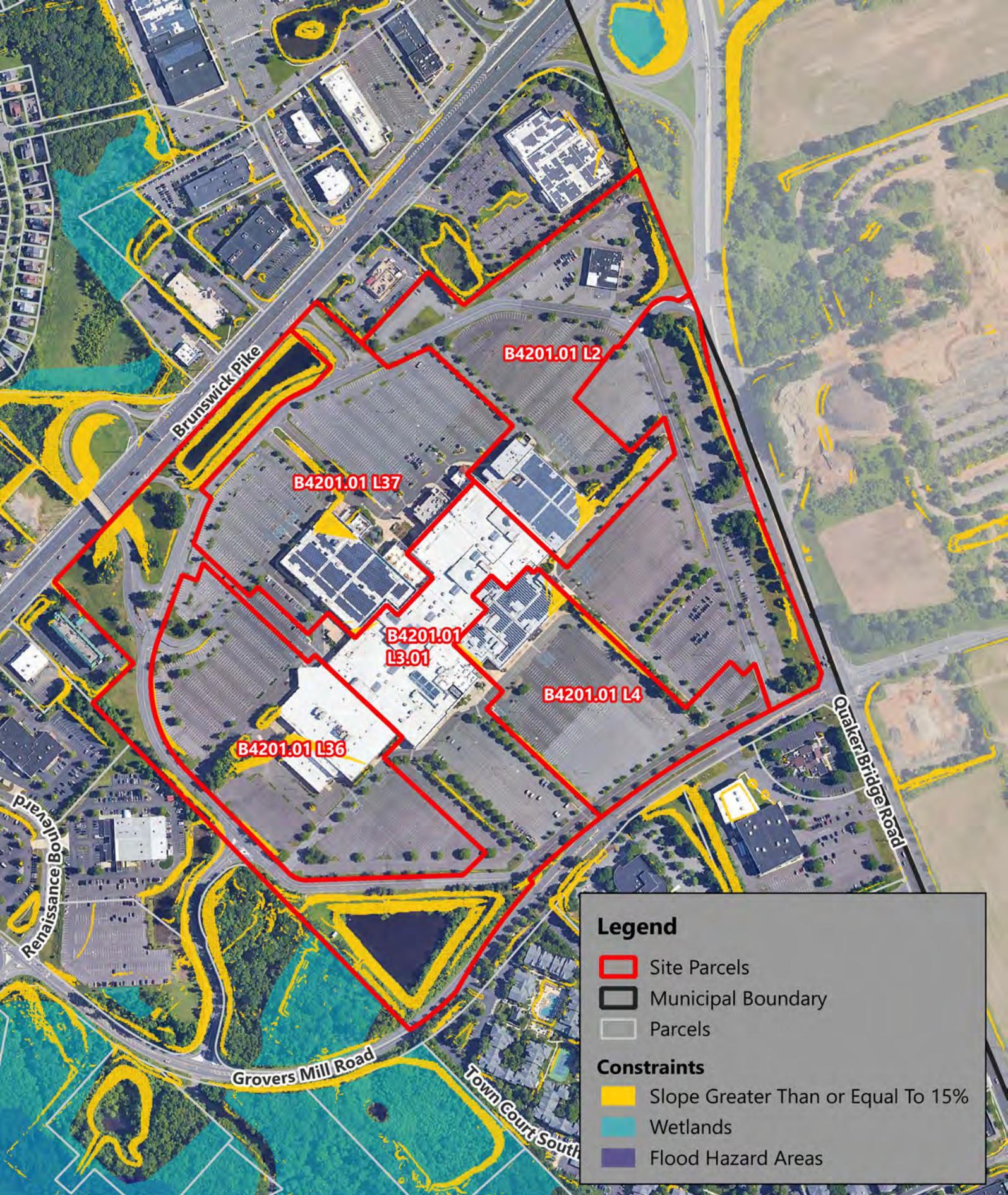


Minimum Very Low Income = 5 homes

- Minimum very low income homes = 13% (fourth round homes created or approved on or after July 1, 2008) |  $.13 (35) = 4.55$ , rounded up to 5
- The sites contributing to this obligation, which include the 3131 Princeton Pike development and Quaker Bridge Mall, include very low income units. The surplus RDP sites and the unmet need strategies, excluding Carriage Park, will also provide 13% very low income homes, as is required.

Minimum Family Very Low Income = 3 homes

- Minimum family very low income homes = 50% (very low income obligation) |  $.5 (5) = 2.5$ , rounded up to 3
- This requirement is satisfied with the 3131 Princeton Pike Development.



**Legend**

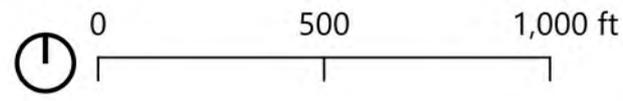
- Site Parcels
- Municipal Boundary
- Parcels

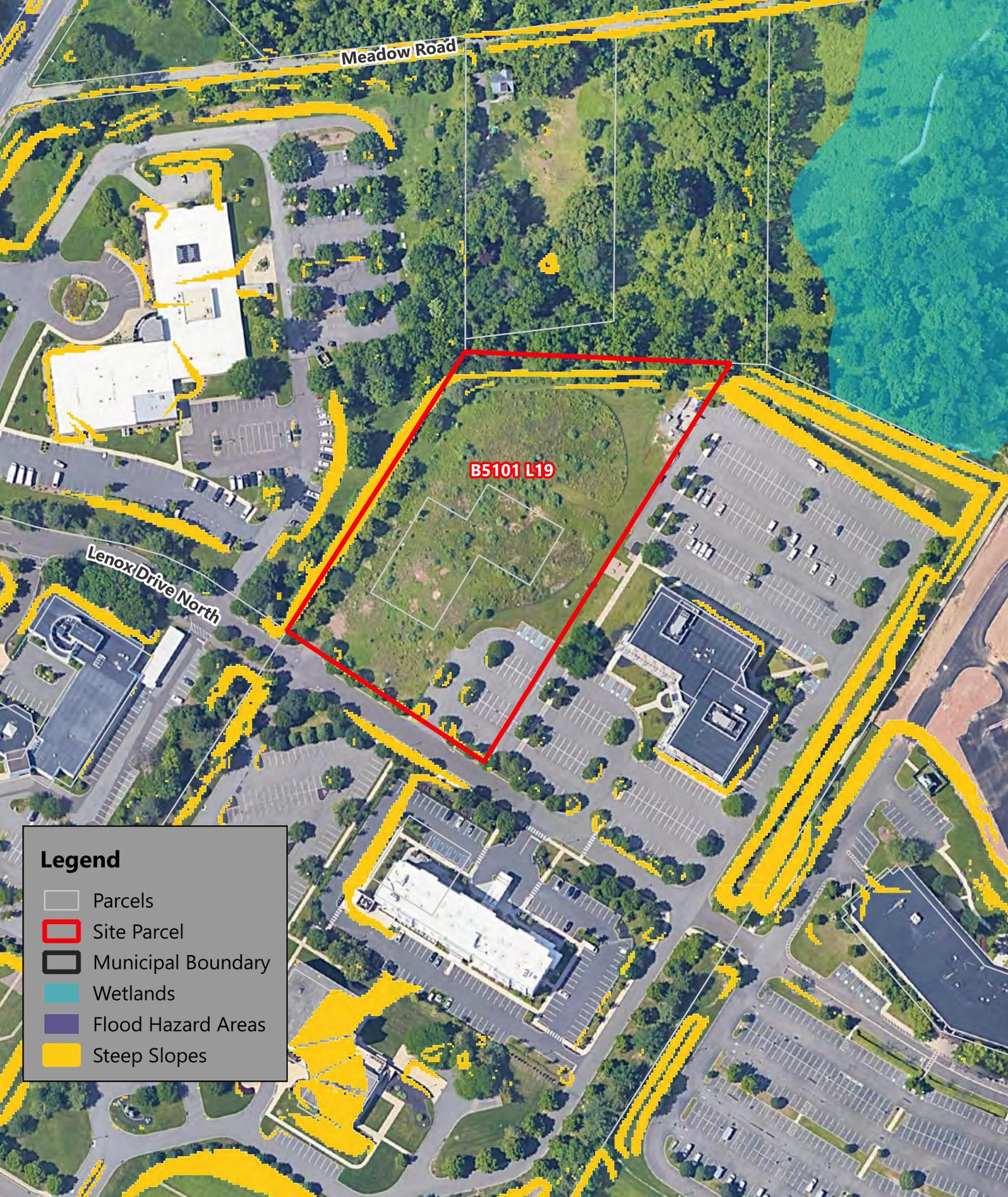
**Constraints**

- Slope Greater Than or Equal To 15%
- Wetlands
- Flood Hazard Areas



**QUAKER BRIDGE MALL**  
**BLOCK 4201.01, LOTS 2, 3.01, 4, 36, 37**  
 TOWNSHIP OF LAWRENCE | MERCER COUNTY  
 DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Wetlands, NJDEP; Parcels, NJGIN;



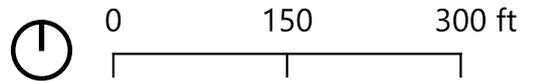


**1000-1100 LENOX DRIVE**

**PORTION OF BLOCK 5101, LOT 19**

TOWNSHIP OF LAWRENCE | MERCER COUNTY

DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Wetlands, NJDEP; Parcels, NJGIN



**Legend**

- Site Parcels
- Parcels
- Municipal Boundary
- Wetlands
- Flood Hazard Areas
- Steep Slopes

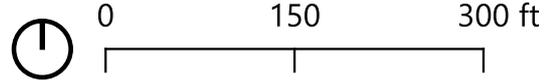


**HARNEY'S CORNER AREA**

**BLOCK 301, LOTS 4, 28, 29;  
BLOCK 801, LOT 21**

TOWNSHIP OF LAWRENCE | MERCER COUNTY

DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Wetlands, NJDEP; Parcels, NJGIN





**Legend**

-  Site Parcel
-  Municipal Boundary
-  Wetlands
-  Flood Hazard Areas
-  Steep Slopes



**3641 LAWRENCEVILLE ROAD  
BLOCK 6601 LOT 2**

TOWNSHIP OF LAWRENCE | MERCER COUNTY

DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Other GIS Data, NJ DEP

