

Township of Lawrence
County of Mercer, State of New Jersey

ORDINANCE NO. 2512-26

Ordinance Amending the RC Regional Commercial District

AN ORDINANCE AMENDING SECTION 421, "REGIONAL COMMERCIAL (RC) DISTRICT" OF ARTICLE IV "ZONING DISTRICT REGULATIONS" OF THE LAND USE ORDINANCE TO PERMIT INCREASED INCLUSIONARY DEVELOPMENT AT THE QUAKER BRIDGE MALL PROPERTY IN ACCORDANCE WITH THE TOWNSHP MEDIATION AGREEMENT WITH FAIR SHARE HOUSING CENTER

WHEREAS, the Township of Lawrence adopted a Round 4 Housing Element and Fair Share Plan in June 2025 that addressed the Round 4 affordable housing obligation; and

WHEREAS, the Township of Lawrence entered into a Mediation Agreement with Fair Share Housing Center that requires the Township to take several actions; and

WHEREAS, the Mediation Agreement with Fair Share Housing Center that requires that the Township permit an additional 100 homes on the Quaker Bridge Mall property; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Lawrence, Mercer County, New Jersey, that the Code of the Township of Lawrence, Section 421 of Article IV of the Land Use Ordinance is amended as follows.

SECTION 1. Section 421 "Regional Commercial (RC) District" of Article IV "Zoning District Regulations" of the Township Land Use Ordinance, shall be amended as follows: (deletions shown as ~~thus~~; additions shown as thus)

...

D. Conditional Use Permitted. The following use may be permitted when authorized as a conditional use by the Planning Board in accordance with §705:

...

3. Apartment dwellings conforming to the following conditions:

- a. **An affordable housing set-aside of 20% shall be provided. The affordable housing units shall comply with Article X of the Township's Land Use Ordinance. Affordable housing conforming to Article X shall be required.**
- b. The use shall be located on one or more parcels that comprise the Quaker Bridge Mall.
- c. The use shall be on a lot of at least 10 acres but no more than **20-30** acres of land.
- d. **The maximum density shall be 35 du/ac. In no circumstance may the total number of dwelling units on the parcels that comprise the Quaker**

Bridge Mall (Block 4201.01, Lots 2, 3.01, 4, 36, 37) exceed 450 units. The total number of dwelling units shall not exceed 350 units.

e. The residential units may be provided as part of a residential or mixed-use development. The following uses shall be permitted as part of any proposed mixed-use development;

- 1) Retail sales of goods and services**
- 2) Restaurants, with the exception of restaurants with drive-through facilities**
- 3) Bars and taverns**
- 4) Banks, except banks with drive-through facilities**
- 5) Professional Offices**

f. The development shall be subject to the General District and Apartment standards of the AT district, Section 409.

...

SECTION 2.

If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

SECTION 3.

In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Lawrence, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Lawrence are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4.

The Township Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63.

SECTION 5.

After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Lawrence for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Governing Body, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

SECTION 6.

Upon the adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Mercer County Planning Board as required by N.J.S.A. 40:55D16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

SECTION 7.

This ordinance shall take effect upon publication and in accordance with the law.

Adopted: May 19, 2026

**RECORD OF VOTE
(Second Reading)**

| COUNCIL | AYE | NAY | PRESENT | ABSENT | ABSTAIN | MOVE | SECOND |
|----------------------|------------|------------|----------------|---------------|----------------|-------------|---------------|
| Ms. Farmer | X | | | | | | |
| Ms. Giglio | X | | | | | | |
| Mr. Kownacki | X | | | | | | X |
| Ms. Santos | X | | | | | X | |
| Mayor Bobbitt | X | | | | | | |

**Tonya D. Carter, CMC
Municipal Clerk**