LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Regular
Monday, October 5, 2026

Present:	Christopher Bobbitt, Mayor James Kownacki, Councilman Maria Connolly, Vice Chairperson Ian Dember Alan DiSciullo Philip Duran Terrence Leggett, Chairperson Annette Loveless Kenneth Kiernan, Alternate #1
Excused Absence:	Kevin Nerwinski, Manager Leslye Scipio, Alternate #2
Absent:	None
Also Present:	James F. Parvesse, Municipal Engineer Edwin Schmierer, Planning Board Attorney Elizabeth McManus, Planning Consultant

Statement of Adequate Notice:

Adequate notice of this meeting of the Lawrence Township Planning Board has been provided by filing the annual meeting schedule with the Municipal Clerk as required by law; by filing the agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building and mailing to the Trenton Times and the Trentonian newspapers.

Public Participation:

None.

Minutes for Approval:

August 3, 2026, regular meeting

Meeting minutes of the regular session were approved.

Resolutions:

None

Applications:

Minor Subdivision w/ Variance Application No. S-3/26
Jay Ventures, LLC, 154 Millerick Avenue
Tax Map Page 24, Block 2402, Lots 15-17

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Regular
Monday, October 5, 2026

The applicant(s), Jay Ventures, LLC. (the "Applicant" and/or "Applicants"), represented by Benjamin A. Nadell is filing this application with the Lawrence Township Planning Board (the "Board") for minor subdivision approval with variance in connection with the property commonly known as 154 Millerick Avenue, known and designated as Block 2402, Lots 15-17 on the tax maps of the Township of Lawrence, Mercer County, New Jersey, situated in the Residential (R-4) Zoning District (the "Property").

Mr. Nadell, discussed the purpose of the application to subdivide the property into two (2) lots. The applicant will retain the existing house on one of the lots and create one (1) new building lot. One (1) variance is required for the front yard setback associated with the existing home. Mr. Nadell introduced the Engineer for the project who will discuss the application in more detail.

The Applicants Engineer, Joseph Bachi, PE, provided an overview of the project, discussed the various reports and answered questions from the Board and its professionals.

The application was approved and the applicant has agreed to comply with any outstanding conditions in the reports and as discussed or modified by the Board.

Public Hearing

None

New Business

Elizabeth McManus provide a brief overview of the status and schedule for the Master Plan.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:35pm. Digital audio file of this meeting is available upon request.

Respectfully submitted,

James Parvesse
Board Secretary
Minutes approved: _____