

Lawrence Road Planning Study



Lawrence Township, Mercer County, New Jersey
DRAFT SEPTEMBER 2007

Study Area



Sources: Lawrence Township, New Jersey
State of New Jersey, Office of Information Technology
New Jersey 2002 High Resolution Orthophotography
captured during February-April, 2002

Aerial Photograph



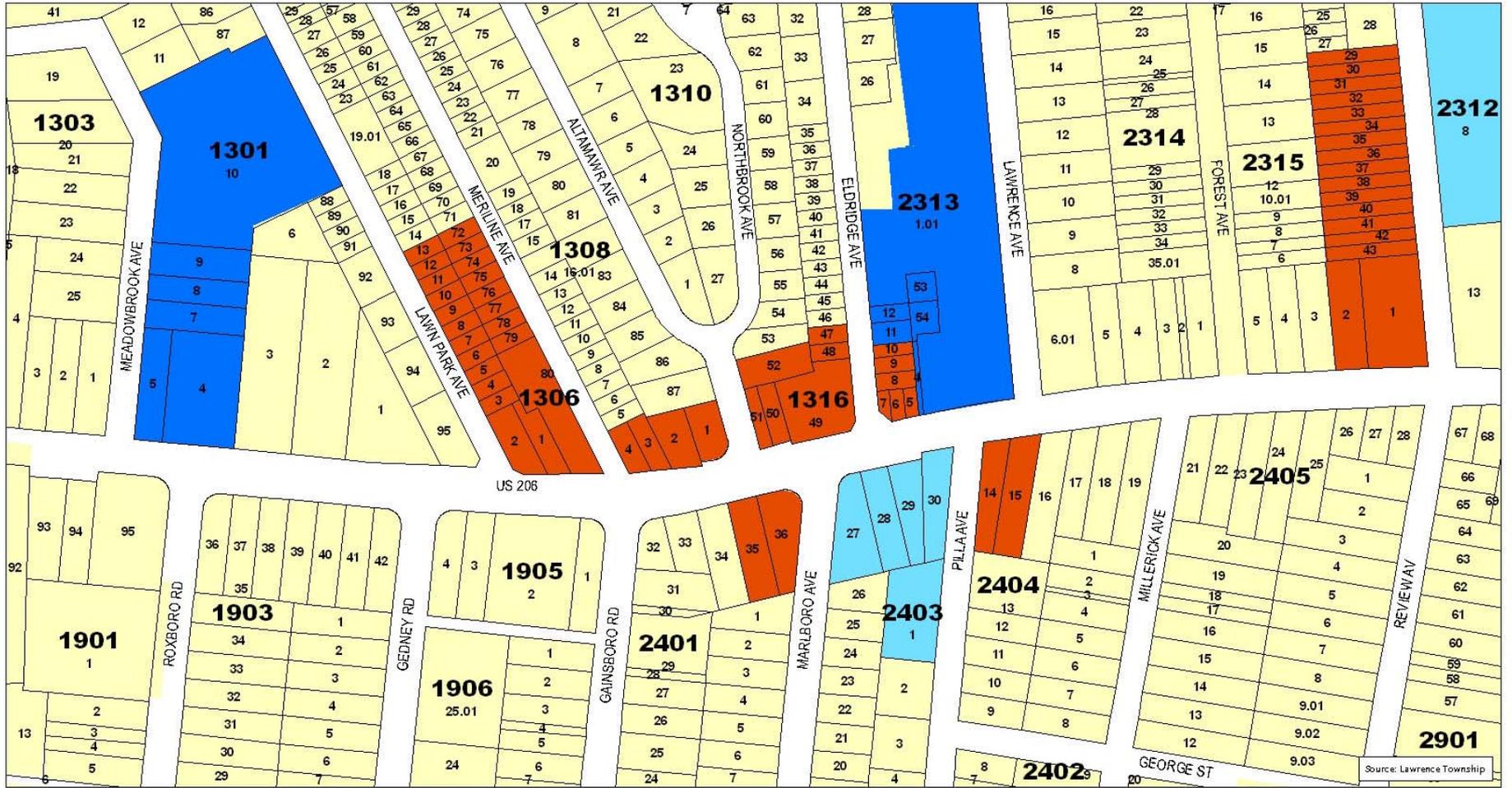
Study Area



Buildings

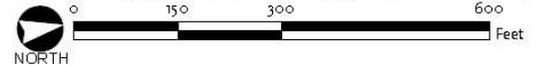


Study Area



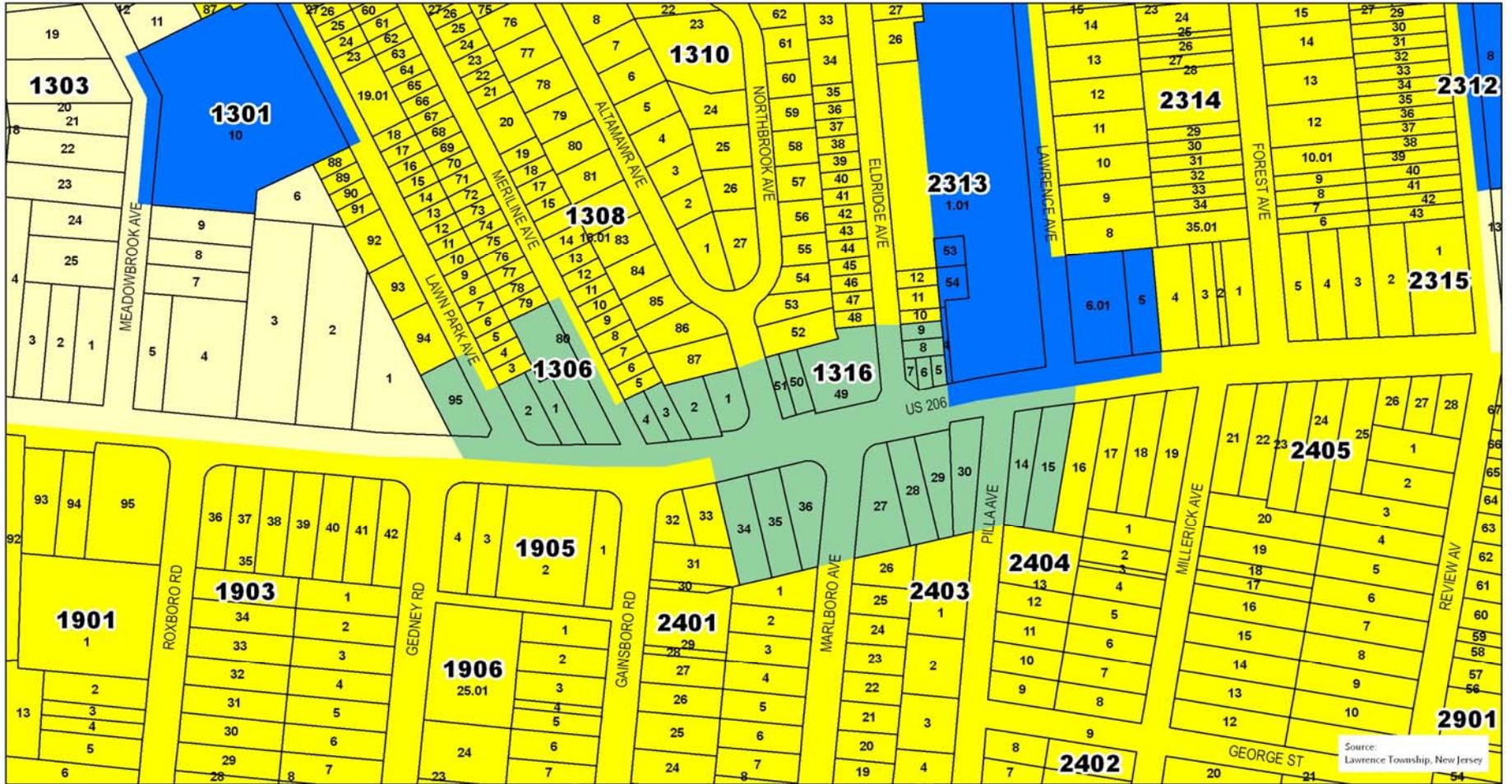
Land Use

- Land Use:
- Residential, Single Family
 - Commercial/Services
 - Quasi-Public
 - Public/Institutional

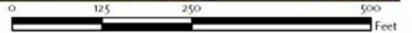


Source: Lawrence Township

Study Area



Source: Lawrence Township, New Jersey



Zoning

- Education, Government, Institutions
- Neighborhood Center 1
- Residential 2-B
- Residential 4

Analysis of Conditions

- **Commercial core**

- Well maintained locally owned businesses
- Broad customer base of neighborhood residents and the traveling public
- Community organizations: Firehouse, two houses of worship and 3 schools on the periphery

- **Residential neighborhoods**

- Located along Route 206 on the periphery of the study area



Bossio's Deli & Chiropractor's office at the corner of Lawrence Road & Altamawr Avenue



Fire House at the corner of Lawrence Road & Pilla Avenue



Residential neighborhood along Altamawr Avenue

Analysis of Conditions

Challenges

- Excessive curbcuts
- Poor pedestrian and bicycle access
- Few street trees & other street amenities
- Excessive vehicle speed



Shops at the corner of Lawrence Road & Pilla Avenue



Streetscape along Lawrence Road

Analysis of Conditions

Challenges

- **Parking in front of building**
- **Too little parking**
- **No open space**
- **No theme or branding for the commercial core**



McGrath's Pharmacy at the corner of Lawrence Road and Altamawr Avenue

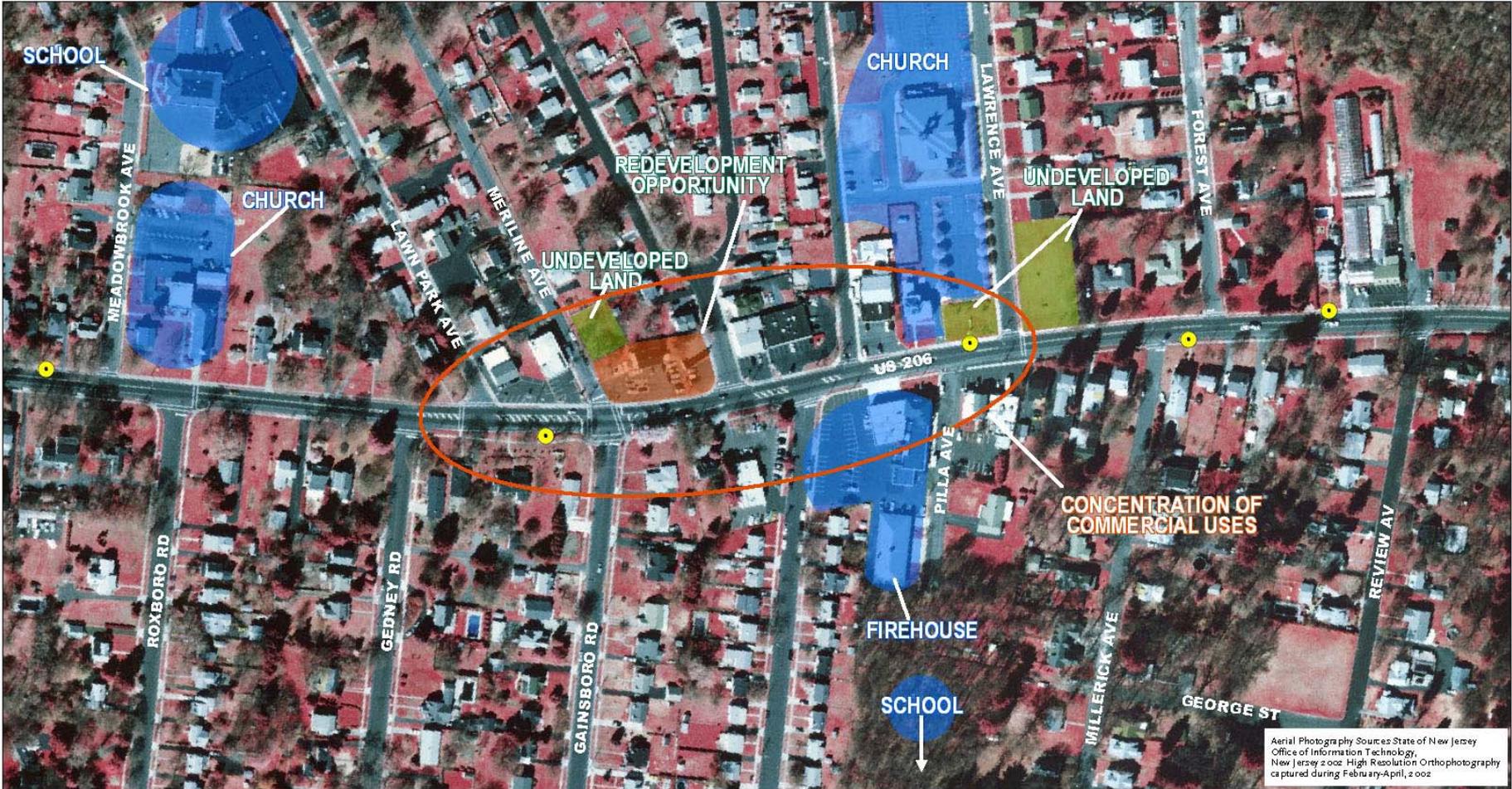


Beauty shops & architect's office at the corner of Lawrence Road and Lawn Park Avenue



Sandwich Shop at the corner of Lawrence Road and Meriline Avenue

Opportunities & Constraints



Opportunities & Constraints

● Bus Stops



Recommendations

Right-of-way Configuration

- **Work with NJDOT to reallocate striped area to the sides of the cartway**
 - Provide median
 - Provide area for improved streetscape



Example
median
treatments

Recommendations

Vehicle Circulation

- Reduce speed of Lawrence Road from 40 mph to 30 mph
- Improve streetscape and provide traffic calming
- Reduce curbcuts



Streetscape in Kentlands, Maryland with parking located at the rear or off-site (top)



Example speed table also used as a crosswalk (top); example decorative crosswalk (left)



Recommendations

Parking

- **Provide off-site locations for employee parking**
 - Firehouse parking lot
- **Require shared access and shared parking**



Firehouse parking lot at the corner of Lawrence Road and Marlboro Avenue



Shared parking lot in Lawrenceville

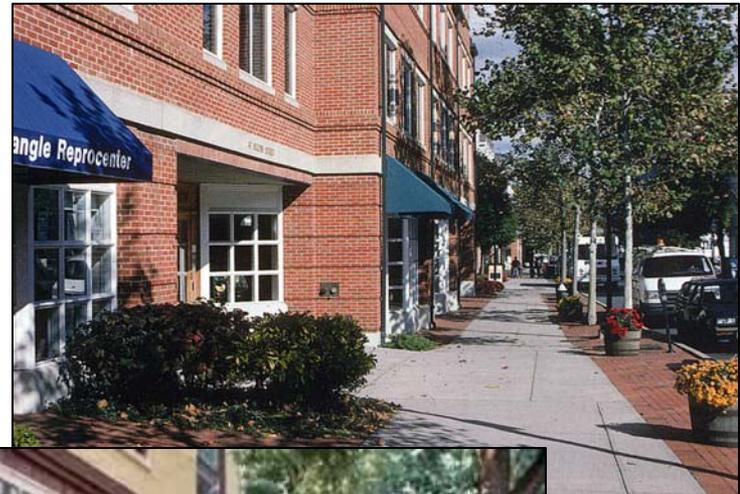
Recommendations

Streetscape Design & Pedestrian & Bicycle Circulation

- **Improved Streetscape**

- Wider sidewalks
- Street trees
- Pedestrian scaled lighting
- Street furniture

- **Corner articulation at Lawrence Road intersections**



Example streetscapes that delineate commercial core

Recommendations

Streetscape Design & Pedestrian & Bicycle Circulation

- Gateways at northern and southern entrances



Example streetscapes that delineate commercial core in Moorestown (left), Livingston (top right), Lawrenceville (bottom right)



Recommendations

Bus Transportation

- **Relocate and improve bus stops**
 - Potential bus stop at firehouse lot
 - Potential bus stop at vacant lot adjacent to St. Ann's Church



Example bus stop (top) and bus stop shelter (bottom)

Recommendations

Pedestrian Access to Lawrence Middle School

- **Connect the end of Marlboro Road to the School property with a multi-use path**
 - 10 feet wide
 - Low level of lighting
 - Signage



Example multi-use path



Delaware and Raritan Canal
Towpath in Lawrence

Recommendations

Building Character & Land Use

- **Revise zoning regulations to require:**
 - Rear parking
 - Shared access
 - Traditional site design
 - Building along the sidewalk
 - Multi-story buildings



Mixed use buildings in Redbank (top) and Lawrenceville (bottom)

Opportunity for Improvement

Vacant Lot adjacent to St. Ann's Church



Opportunity for Improvement

Firehouse Lot



Opportunity for Redevelopment

Pit-Stop

