

**LAWRENCE TOWNSHIP PLANNING BOARD  
REORGANIZATION & REGULAR MEETING  
MONDAY, JANUARY 23, 2012, 7:00 P.M.**

**Present:** Christopher B. Bobbitt  
Ian J. Dember  
Philip B. Duran  
James S. Kownacki, Mayor (Class I)  
Richard S. Krawczun (Class II) (Excused at 7:49 p.m.)  
Gregory S. Puliti, Council (Class III)  
Aaron D. Duff, ALT. #1  
Glenn R. Collins, ALT. #2  
Kim Y. Taylor, Vice Chair (Excused at 7:19 p.m.)  
Doris M. Weisberg, Chair

**Absent:** Terrence O. Leggett (Absent/excused)

**Also Present:** James F. Parvesse, P.E., Municipal Engineer  
Philip B. Caton, Planning Consultant, Clark•Caton• Hintz  
Trish Waterbury, Acting Attorney, Mason•Griffin & Pierson  
Sara A. Summiel, Recording Secretary

**1. 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, the Trentonian and the Lawrence Ledger newspapers.

**2. Public Participation : (None)**

**3. OATH – NEW MEMBERS:**

Mayor Kownacki, Councilman Puliti, Richard Krawczun, Doris Weisberg, Philip Duran, Christopher Bobbitt, Ian Dember, Aaron Duff, and Glen Collins were placed under oath. Trish Waterbury, Esq., administered the oath.

**4. ELECTIONS: CHAIRPERSON**

Mayor Kownacki moved and Councilman Puliti seconded to appoint, Doris Weisberg, as Chairperson. Nominations were closed. The following voice call vote took place: AYES (9) NAYES (0) ABSENT (1) INELIGIBLE TO VOTE (1)

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5. ELECTIONS: VICE CHAIRPERSON

Chair Weisberg moved and Councilman Puliti seconded to appoint, Kim Taylor, as Vice Chairperson. Nominations were closed. The following voice call vote took place: AYES (9) NAYES (0) ABSENT (1) INELIGIBLE TO VOTE (1)

6. APPOINTMENTS:

Councilman Puliti moved and Mayor Kownacki seconded to approve the Resolutions for Appointments in a Block (Res. 1-12 thru Res. 8-12).

Note: Approval of Resolution No. 2-12 is ONLY for work on Application No. SP-5/11

Vote:

AYES: Bobbitt, Dember, Duran, Kownacki, Krawczun, Puliti, Duff,

Taylor, Weisberg

ABSENT: Leggett

INELIGIBLE TO VOTE: Collins

RESOLUTION 1-12 APPOINTING (SARA A. SUMMIEL), AS RECORDING SECRETARY.

RESOLUTION 2-12 APPOINTING (TRISH WATERBURY), AS ACTING ATTORNEY, REPRESENTING MASON-GRIFFIN & PIERSON.

RESOLUTION 3-12 APPOINTING (PHILIP B. CATON, PP/FAICP), AS PLANNING CONSULTANT, REPRESENTING THE FIRM OF CLARK CATON HINTZ.

RESOLUTION 4-12 APPOINTING (JAMES F. PARVESSE, P.E.) AS ENGINEER IN-HOUSE.

RESOLUTION 5-12 APPOINTING (JAMES F. PARVESSE, P.E.) AS SECRETARY IN-HOUSE.

RESOLUTION 6-12 APPOINTING (JAMES L. KOCHENOUR, P.E.) AS TRAFFIC CONSULTANT, REPRESENTING THE FIRM OF ARORA AND ASSOCIATES.

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**APPOINTMENTS – CONTINUED:**

**RESOLUTION 7-12 APPOINTING (ERIC M. ZWERLING,  
MS/INCE/ASA), AS NOISE CONSULTANT, REPRESENTING THE FIRM  
OF THE NOISE CONSULTANCY, LLC.**

**RESOLUTION 8-12 APPOINTING (JOHN H. REA, P.E.) AS SPECIAL  
TRAFFIC CONSULTANT, REPRESENTING THE FIRM OF  
MCDONOUGH & REA ASSOCIATES, INC.**

**COMMITTEE APPOINTMENTS**

**Screening Committee (4):**

**Mayor Kownacki  
Richard S. Krawczun  
Doris M. Weisberg  
Philip B. Duran**

**Growth & Redevelopment Committee (1):**

**Christopher Bobbitt**

**Shade Tree Advisory Committee (1):**

**Doris M. Weisberg**

**Route One Redevelopment:**

**Christopher Bobbitt**

**Form Base Code (Business Route 1)**

**Mayor Kownacki  
Councilman Puliti  
Kim Y. Taylor  
Richard S. Krawczun**

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**7. APPLICATION (SP-5/11) –Preliminary/Final Major Site Plan, MERCER COUNCIL ON ALCOHOLISM & DRUG ADDICTION, INC., 1931 Brunswick Ave., Block 1005, Lot 6.**

**The hearing was recorded. The Board took Jurisdiction.**

**Due to a potential conflict Vice Chair Taylor and Richard Krawczun stepped down from the proceedings.**

**Dino Spadaccini, Esq., represented the applicant. Mr. Spadaccini gave a brief overview of the proposed application. He stated the applicant and owner of the Mercer Council on Alcoholism & Drug Addiction Inc., is a non-profit corporation of the State of New Jersey. He briefly described the proposed site located as 1931 Brunswick Avenue to be 28,316 sq. ft. in size and contains a 3,963 sq. ft. one story building. He explained that the applicant is proposing to add a second floor addition with parking and renovation of the building. He stated that the proposed addition will be used for office space. He explained that the user's office hours will be from 8:00 a.m. to 5:00 p.m. and sometimes as late as 9:00 p.m. to conduct Educational and Prevention Education Programs and Evaluations. Also, he explained that the proposed use is not a detox type center.**

**The applicant, Geetha Arulmohan (Executive Director) gave an overview of the educational type program services provided by MCADA. She explained that educational programs are provided to the Community, Families and Schools. She added that some of the seminars and presentations are conducted off-site to accommodate large groups. She referred to Exhibit A-2 and gave a brief overview of the Brochures. She explained that their referral services and family evaluation process does not function as a detoxification center, nor does the MCADA hold AA (Alcoholics Anonymous) meetings. She stated that, currently, there are ten full-time employees and four part-time employees. She explained that the non-profit organization will host Monthly Community Town Preventive Educational Seminars for professionals. Ms. Arulmohan proceeded to address the proposed addition. She stated that since the roof needed to be replaced, the Board decided to add a second floor.**

**Mr. Caton addressed the services provided by MCADA and questioned whether the applicant would be willing to come before the Board if it ever were to expand its services to include treatment programs. The applicant agreed to comply and added that MCADA is not licensed to offer those services.**

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**APPLICATION (SP-5/11) - Continued**

The applicant's expert witness, Wayne J. Ingram, Professional Engineer and Planner, described the pre-developed L-shape site, the exterior of the building and narrow two-way drive aisles to rear of building. He stated that the applicant is proposing to widen the driveway on Brunswick Pike for ingress only, construct angled 45-degree parking stalls, reduce impervious surface in rear of lot to accommodate head-in 90-degree rear parking stalls and eliminate two parking spaces to provide room for trash enclosure. He stated that applicant is proposing landscaping throughout the site. With regard to the addition, the applicant is proposing to take the one-story building and construct second floor to be identical to first floor foot print. He proceeded to review the two existing setbacks and stated that the site is fully developed. He stated that the applicant is proposing 36 parking stalls and is not requesting a parking variance.

A brief discussion took place by Mr. Caton with regard to the parking requirement associated with the proposed second floor and its use as office space. He added that the second floor use would reduce the number of parking spaces and because of the bathroom being located in the middle of the second floor, the number of people attending a meeting would be limited.

Mr. Ingram referred to Mr. Parvesse's report dated January 5, 2012, and addressed the 50-foot buffer along the side line. He explained that because of existing conditions, the applicant is unable to meet the required buffer due to the site limitations. He stated that the applicant is requesting to mitigate by providing a double row of vegetation within a 10-foot area. He added that the landscaping would mitigate the headlighting glare from the adjoining residents. With regard to the landscaping plan, the applicant agreed to comply with the landscape recommendations and work with the Township Professionals.

Mr. Parvesse referred to the Public Safety Report and request for the applicant to increase width of driveway to 20 feet to accommodate fire apparatus. Following a brief discussion, Mr. Parvesse stated that per his meeting with the Public Safety office, the widening of 18 feet would be acceptable, as requested by the applicant.

Mr. Ingram referred to Mr. Parvesse's report dated January 5, 2012, and reviewed the comments associated to the site layout and improvements. The applicant agreed to comply with the comments and recommendations. In addition, the applicant agreed to provide the one tree, as requested by the Shade Tree Committee and required permits by the Health Department.

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**APPLICATION (SP-5/11) – Continued**

Mr. Caton gave a brief review overview of the Route 1 Corridor plan that has been reflected in the Master Plan and the distinction of the proposed two-story buildings rather than the one-story. Mr. Ingram proceeded to review Mr. Caton's report dated January 13, 2012, and provided testimony associated with each item. He stated that with regard to the variances, the proposed application would not negatively impact the surrounding neighborhood, public good or Zoning Ordinance. He stated that the proposed changes will improve the front and side yard, and proposed landscape far exceeds what is currently present. He stated that no exception would be needed for Items 3.5 and 3.11. He briefly reviewed the site plan comments for Items 4.1 thru 4.5 and stated that the applicant agrees to comply with all the comments, recommendations and work with the Township Professionals. In addition, Councilman Puliti requested the applicant to accept a condition to not use the Slackwood Firehouse as an available resource for their parking needs for overflow. The applicant agreed to accept.

The applicant's expert witness, Kevin Wilkes, Architect, referred to Exhibit A-3 and described the modest changes to the first floor plan that will allow space in front for a lobby, open staircase, and elevator to second floor. He stated that the rear meeting room is to be converted into two offices. He stated that the present first floor hallway will be widened to five feet for wheelchair accessibility and existing bathrooms will remain. He stated that the applicant is proposing one first floor bathroom to be wheelchair accessible. He added that there are no showers or bathing facilities and no possible use for residential. He stated that approximately 30-32 people could be accommodated into the second floor meeting room. He explained that the future plans for the second floor would consist of offices, a meeting room and one bathroom. He added that the total building occupancy is limited to about 40 people. He proceeded to review Exhibits A-5 and A-6 and explained the exterior of the building in conjunction with Mr. Caton's report commenting on Items 3.9 thru 5.4. He stated that the applicant is proposing seven building-mounted lights along the driveway side, two flood shielded lights at each entry to be placed on photo cells and cut-off timer. He stated that the applicant is proposing one façade sign. With regard to the improvements and front façade, Mr. Caton requested that the entire building be studco. The applicant agreed to comply.

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**APPLICATION (SP-5/11) – Continued**

In addressing the Public Safety Report dated November 1, 2011, the applicant explained that the proposed elevator would be designed as a passenger elevator due to the cost and stated that the staircase would be wide enough for a stretcher. Following a brief discussion the Board accepted since the building will not be more than two floors.

Mr. Caton questioned the location of the air condensers and building mechanicals. The applicant stated that there will be no mechanicals on the roof and existing air condensers would remain outside the building. (See Attachment No. 1 – Reports)

**The following Exhibits were presented:**

- A-1 Colored Site Plan Rendering
- A-2 Brochures by Mercer Council on Alcoholism & Drug Addiction, Inc.  
(Total of ten brochures)
- A-3 First Floor Plan
- A-4 Second Floor Plan
- A-5 South & North Elevation
- A-6 Side of Building Elevations

**All witnesses were placed under oath:**

- Wayne J. Ingram, Professional Planner/Engineer & Expert  
(Engineering & Land Planning Associates, Inc.)
- Geetha Arulmohan, Executive Director, Mercer Council on  
Alcoholism & Drug Addiction, Inc.
- Kevin Wilkes, AIA & Expert (Princeton Design Guild)

**Public Comment:**

- Rosalie Blicharz, 710 Pilgrim Ave., was placed under oath. Ms. Bilcharz questioned the change of use for the second floor and stated concerns that at a Community Meeting, Ms. Arulmohan did not indicate the second floor to be used for Town Hall meetings. Also, she questioned who would attend the Town Hall/Educational Meetings.

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**APPLICATION (SP-5/11)**

**Public Comment – Continued**

(A brief discussion took place by Councilman Puliti with regard to the intensity of use and the ability to host large group meetings held at the building.)

- Paula Nerwinski, 721 Valley Forge Ave., was placed under oath. She questioned whether the court-ordered evaluation process for adults would be tested for drug use. She questioned whether there is a lab on site to test the urine and whether the evaluation process would take all day and late into the evening. She questioned the ownership and usage of second floor. While Ms. Nerwinski stated her appreciation for the services to be provided, she stated some concerns about the recent history of break-ins at her community and stated her personal concerns.

(Mr. Spadaccini stated his objection to Ms. Nerwinski statement regarding the clientel within the neighborhood)

- Gary Saretzky, 700 Trumbill Ave., was placed under oath. He questioned who would attend the meetings. He questioned whether there would be Family Court Ordered clients processed at the proposed site. He questioned the office space use and proposed signage. He questioned whether the roof is flat and whether there would be space for solar panels.
- Kathy Saretzky, 700 Trumbill Ave., was placed under oath. She stated concerns about the other non-profit uses within the neighborhood.
- Lance Liverman, Board Member, Mercer Council on Alcoholism & Drug Addiction, Inc., was placed under oath. Mr. Liverman explained that the proposed use is not a treatment facility. He addressed the concerns of the public regarding burglary and expressed that crime is committed in many areas. He stated that it would be better to have a building occupied and explained that the proposed use will not be harmful to the surrounding neighborhood.



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APPLICATION (SP-5/11) - Continued

Councilman Puliti moved and Mayor Kownacki seconded to approve the application, including variances and waivers, subject to all appropriate and noted conditions and the recommendations contained in the Township Professionals' reports.

Vote:

AYES: Bobbitt, Dember, Duran, Kownacki, Puliti, Duff, Collins,  
Weisberg

ABSENT: Leggett, Krawczun, Taylor

8. Old Business/New Business/Correspondence: None

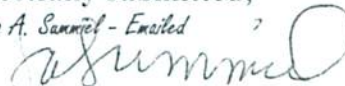
9. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 10:29 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

*Sara A. Summiel - Emailed*



Sara A. Summiel  
Recording Secretary

MINUTES APPROVED:

