

**LAWRENCE TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MONDAY, APRIL 19, 2010, 7:30 P.M.**

**Present:**

Philip B. Duran  
James S. Kownacki, Council (Class III)  
Richard S. Krawczun (Class II)  
David C. Maffei  
Stacy McCormack  
Michael S. Powers, Mayor (Class I)  
Kim Y. Taylor, ALT. #1  
Paul A. Penna, Vice Chair

**Absent:**

Keith Dewey (Absent/excused)  
Michael Horan, ALT. #2 (Absent)

**Also Present:**

James F. Parvesse, P.E., Municipal Engineer  
Philip B. Caton, Planning Consultant, Clarke•Caton• Hintz  
David M. Roskos, Attorney, Sterns & Weinroth  
Sara A. Summiel, Recording Secretary

1. **Statement of Proper 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. **MINUTES FOR APPROVAL**

**Monday, March 1, 2010 – Regular**

Mr. Duran moved and Councilman Kownacki seconded to approve the minutes. This carried on the following voice call vote: AYES (8) NAYES (0) ABSENT (2) INELIGIBLE TO VOTE (1)

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**4. SUSTAINABLE ELEMENT OF THE MASTER PLAN – (Public presentation and participation)**

The hearing was recorded.

Beth McManus, a Professional Planner with Clarke-Caton-Hintz gave a brief background of the proposed project funded by ANJEC with grant monies and the Township of Lawrence. She stated that the project was guided by a Project Team consisting of Planning Board Members and those interested in the planning of sustainability issues. She proceeded to explain how the Team has been meeting monthly since August to discuss goals and objectives for the various sustainability topics. Ms. McManus proceeded to explain the “broadly accepted definition created by the World Commission on Environmental and Development (the Brundtland Commission) in 1987, as to what is sustainability.” In addition to keeping the general definition in mind, she briefly reviewed four principals shared by the American Planning Association and the Natural Step that help to guide the thought process for sustainability.

**Four Principals**

1. Reducing the community’s dependence on substance extracted from the earth’s crust, especially fossil fuels and rare minerals.
2. Reducing dependence on manufactured substances whose production and accumulation, in nature, may be harmful to the environment and citizens of the Township.
3. Reducing harm to the local, regional and global ecosystems.
4. Meeting all fundamental human needs fairly and efficiently.

In addressing the Master Plan, which guides the Planning Board on land use decisions and basis for land use Ordinances, Ms. McManus stated that there are many things that the Master Plan cannot do such as, the Master Plan cannot address the operations of a business, or make a business use 100 percent recycled material.

Ms. McManus gave an overview of the following topics prioritized by the Project Team in August 2007. (See Attachment No. 1 – Draft - The Green Buildings and Environmental Sustainability Element of the Master Plan)

- **Energy Production & Conservation** (to *encourage*: use of solar panels, renewable energy, planting plans to reflect solar, Ordinances to reduce required light levels, and ways to make it easier for all property owners to produce renewable energy as accessory uses.)

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- **Land Use** (to evaluate Ordinance for opportunities to allow increased density around mixed use centers, opportunities to allow increased density around transit stops and to promote affordable housing, to reduce vehicle miles travelled, to promote mixed use neighborhood centers, to promote local food productions and sales, and to support local economy such as home occupations.)
- **Waste Reduction & Recycling** (to increase public awareness of recycling opportunities and encourage private composting.)
- **Water Resources** (to encourage, but cannot demand native and adaptive plants, to utilize conservation strategies in landscape watering, to encourage impervious coverage and developments to use shared parking and to encourage educational programs for community planning.
- **Transportation** (to promote: complete streets throughout the Township, both new development and existing streets, pedestrian friendly street design with buildings facing the streets, and multi-use path (Lawrence-Hopewell Trail and Lawrence Township Greenways).
- **Green Building Design** (to encourage: new and rehabilitated buildings to incorporate green buildings design principles, ideas and guidance for density incentives, upgrades to the municipal and school facilities.)

In closing, Ms. McManus stated that on May 3 the final draft will be presented and once adopted by the Planning Board and the governing body, the Township will begin to incorporate into the Master Plan.

Mayor Powers commended Ms. McManus for the extensive work completed on this project. He proceeded to describe the Township as being very progressive, as a community, because of the type of sustainability activities. In terms of the presentation, he encouraged the Planning Board to balance the quality of life issues with regard to the wind farms, and the Township's commitments to promote street trees and plantings with regard to solar panels.

Vice Chair Penna commended the ANJEC, the Township, Members of the Planning Board, the Green Team/Subcommittee members for their commitment.

Mr. Krawczun commended Vice Chair Penna and all the participants of the Project Team. He referred to (Page 8) the Objective to permit different housing types in the same development or zone, and opportunities for affordable housing. He suggested that the language be changed with the removal of Objective 1A to prevent illegal conversions and the creation of future problems with accessory apartments. With regard to Objective 2B, he suggested to eliminate the terms for

townhouse or multi-family housing and make the language more generic. Following a brief discussion, the Board and Mr. Roskos accepted.

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Chair Moorman referred to (Page 22) renewable energy in a residential area and questioned the goal for design standards and accessory uses. A discussion followed by Mr. Duran with regard to wind farms and Mayor Powers with regard to solar farmland and the preservation of historic districts.

Chair Moorman referred to Page 30 with regard to plantings and questioned whether the Board has the ability to enforce the type of vegetation to be used or not to be used, rather than to encourage.

Chair Moorman referred to Page 14 with regard to the circulation system and questioned whether a pedestrian circulation element could be included in new developments, cross and/or shared access.

**Public Comment:**

Ralph Copleman, 44 Titus Avenue (member of Environmental Resources Committee/Sustainable Lawrence Committee and Project Team) commended Ms. McManus for her productive leadership and highlighted the supportive attitude adopted by the Township on sustainability issues. He encouraged the Board to review the standards outlined by the American Planning Association, as a screening device to meet and strengthen the Sustainability Element. Also, he suggested that the Board be prepared to expand the possibility of wind and energy alternatives.

Councilwoman Pamela Mount (member of Project Team) commended Vice Chair Penna for his leadership. She proceeded to charge the Board with the adoption of Ordinances and to come up with a priority list to support some of the objectives.

Marcia Steinman, 161 Franklin Corner Road (member of the Open Space Committee and former Chair, Health Advisory Board) made comments with regard to the Township's commitment toward sustainability, the creation of stronger bonds between people and a better community. Also, she encouraged safety factors with the design for sidewalk pedestrian.

Lisa Burke, 278 Fountayne Lane, commended the Board's work and consideration given to the Sustainability Element. She encouraged the Board's continued support on the stated principals where there may be conflict. She encouraged revised Ordinances to facilitate the enforceable elements. She suggested the adoption of Resolutions to encourage the County to change the potential recycled materials and enforcement of water facet requirements by the Legislative Delegations. She questioned the mechanisms of control for regulating the growth of windmills and solar panel usage within the community. Also, she addressed the diversity of housing and questioned whether the residents living in existing developments would be prohibited from participating in this type of sustainable element process.

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**Richard Anderson, N. Lawrence, (former member of Environmental Resources Committee) suggested that the Township consider hiring a Sustainability Officer or Coordinator. Also, he gave some background with regard to the Environmental Resources efforts with regard to sustainability issues.**

**Brian Friedlich, 81 Gordon Avenue, (member of Environmental Resources Committee) gave a brief background of the Committee's efforts with regard to the sustainability element. He expressed that this was a good effort by the Project Team and encouraged changes to the Ordinances and incentives for developers.**

**5. Old Business/New Business/Correspondence:**

**New:** Mr. Krawczun advised the Board about a \$5,000 grant for a study of the Form Base Code on Business Route 1 and suggested a second Subcommittee to begin the process on this project. The following will participate: Richard Krawczun, Councilman Kownacki, Kim Taylor and Mayor Powers. This subcommittee will meet with Mr. Caton's and staff. Chair Moorman welcomed the Board to provide their input.

**New:** Mr. Krawczun announced that the New Jersey Planning Officials Organization has selected the Heritage Village project to receive the 2010 New Jersey Achievement & Planning Award and will be formally recognized at the New Jersey Planning Officials dinner. Also, the Board commended Mr. Caton as the Professional Planner for this project.

**New:** Mayor Powers advised the Board about the celebration of "Unity Day" on May 2, 2010.

**Old:** Mr. Roskos gave a brief update about the Carter Road cell tower application and its litigation. He stated that the case is over and explained the final outcome and ruling by Judge Sypek.

**6. Adjournment**

**There being no further business to come before the Board, the meeting was adjourned at 9:20 p.m. Digital audio file of this meeting is available upon request.**

**Respectfully submitted,**  
*Sara A. Summiel by Email*  
**Sara A. Summiel**  
**Recording Secretary**

**MINUTES APPROVED: \_\_\_\_\_**