

**LAWRENCE TOWNSHIP PLANNING BOARD
REGULAR MEETING
MONDAY, DECEMBER 20, 2010, 7:30 P.M.**

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

Absent: Terrence O. Leggett, Alt. #1 (Absent/excused)
Paul M. Palombi, Alt. #2 (Absent)

Also Present: James F. Parvesse, P.E., Municipal Engineer
Brian Slauch, Planning Consultant, Clark•Caton• Hintz
David M. Roskos, Attorney, Sterns & Weinroth
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. MINUTES FOR APPROVAL:

Monday, September 20, 2010 – Regular

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

Monday, October 25, 2010 – Regular

Mr. Krawczun moved and Councilman Kownacki seconded to approve the minutes, as Amended. This carried on the following voice call vote: AYES (7) NAYES (0) ABSENT (2) INELIGIBLE TO VOTE (2)

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4. RESOLUTION OF MEMORIALIZATION 16-10 approving (Carter Road Cell Tower) CWL Realty, LLC and Township of Lawrence, Courtesy Review of Site Plan Application No. IP-8/10, 110 Carter Road, Tax Map Page 66.03, Block 6601, Lot 1.02

Chairman Penna moved and Vice Chair Maffei seconded to approve Resolution No. 16-10.

Vote:

AYES: Duran, Taylor, Maffei, Penna

ABSENT: Leggett, Palombi

INELIGIBLE TO VOTE: Dewey, Kownacki, Krawczun, McCormack, Powers

5. LUO AMENDMENT – SIGN ORDINANCE

The hearing was recorded.

Mr. Slaugh referred to an Ordinance amending the Land Use Ordinance of the Township of Lawrence to amend the Regulation of Signs (Chapter 535). He gave a brief overview of the Amendments from Council for the Board's recommendation and/or comments. He explained that the amendments are to protect the rights of expressive speech and viewpoint communication as secured by the Constitution. (See Attachment No. 1)

A brief discussion took place by the Board and presiding Council members with regard to common issues with Real Estate Agents, restrictions on commercial speech, driver distractions and safety of vehicular traffic flow, signs without permits, signs included with sound, anti-bill boards, signs with balloons, and signage for parking garages. Ms. Taylor referred to F., 9 and stated some concern that the amendment may create an unfriendly response with businesses. Councilman Kownacki shared an unfortunate vehicular mishap caused by a sign with balloons. Mr. Krawczun added that the proposed language for signs with balloons is less restrictive now than before. Mayor Powers stated that the Sign Ordinance will be reviewed again in May.

Chair Penna and Vice Chair Maffei commended the Council in doing an excellent job on the representation of the Township. Also, Councilman Kownacki acknowledged Brian Slaugh and the Ad Hoc Committee for their careful review and assistance to the Council over the past year.

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LUO AMENDMENT – SIGN ORDINANCE - Continued

Public Comment: - None

Based upon the Board's review, Vice Chair Maffei moved and Councilman Kownacki seconded to recommend Council's action and adoption.

Vote:

AYES: Dewey, Duran, Kownacki, Krawczun, McCormack, Powers,
Maffei, Penna
NAYES: Taylor
ABSENT: Leggett, Palombi

6. Old Business/New Business/Correspondence:

New:

Mr. Parvesse gave an overview of the upcoming schedule and the inclusion of two proposed applications for construction of cellular towers (Liberty Towers, LLC). Mr. Roskos suggested that the Board consider having a Radio Frequency Expert to verify the claims of the applicant with regard to lack of service and proximity of other sites. The Board agreed.

7. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:16 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:

Feb. 7, 2011