

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
WEDNESDAY, APRIL 17, 2013, 7:00 P.M.

**Present:** John Gladwell  
Charles E. Lavine  
Samuel Pangaldi  
Melissa Saunders  
Frank Scangarella, Vice Chair  
Peter F. Kremer, Chair

**Absent:** Bruce Kmosko (Absent/excused)  
Leona Maffei (Absent/excused)

**Also absent:** Brian Slauch, Planning Consultant, Clarke•Caton• Hintz (Excused)

**Also Present:** Brenda Kraemer, P.E., Assistant Municipal Engineer  
Edwin W. Schmierer, Attorney, Mason, Griffin & Pierson  
Sara A. Summiel, Recording Secretary

1. Statement of Adequate Notice

Adequate notice of this meeting of the Lawrence Township Zoning 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 :

Mr. Max Ramos (Award Winning Website) stated a brief concern about the Township not informing the Public of cancelled meetings. He expressed the need for the Township to post all cancelled Official Meetings on Township's Website.

3. Minutes for Approval:

February 20, 2013 – Regular

Mr. Pangaldi moved and Mr. Lavine seconded to approve the minutes. This carried on the following voice call vote: AYES (6) NAYES (0) ABSENT (2)

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4. RESOLUTION:

Resolution No. 10-13z approving Bulk Variance No. ZB-6/12, ROBERT T. JEE & EMILY SUSAN MILLER, 100 Cold Soil Road, Tax Map Page 64.02, Block 6401, Lot 72.

Mr. Gladwell moved and Mr. Pangaldi seconded to approve Resolution No. 10-13z.

Vote:

AYES: Gladwell, Lavine, Pangaldi, Saunders, Scangarella, Kremer

NAYES: None

ABSENT: Maffei, Kmosko

5. Amended Resolution 9-13z approving Conditional Use, Use & Bulk Variances Application No. ZB-4/12 and Preliminary & Final Major Site Plan with Waivers Application No. SP-10/12, MAZHAR PAROYA, 4024 Quakerbridge Road, Tax Map Page 41.03, Block 4104, Lot 11.

The hearing was recorded.

Mrs. Kraemer referred to a letter dated April 8, 2013, from Dino Spadaccini, Esq., requesting to amend the paragraph at the end of the second full paragraph on page 6. (See Attachment No. 1)

Following the Board's brief review, Mrs. Kraemer stated that an Amended Resolution will be prepared for adoption to include: "If and when the property changes use, the property will be governed by the township procedures and governing laws in effect at the time. Under the current township procedure and zoning laws, a change in use to a retail use permitted in the zoning district would be governed by a continued certificate of occupancy procedure and would not require Board approval."

Vice Chair Scangarella moved and Mr. Lavine seconded to approve Resolution No. 9-13z, as Amended with Insertion.

Vote:

AYES: Gladwell, Lavine, Pangaldi, Scangarella, Kremer

NAYES: None

ABSENT: Maffei, Kmosko

INELIGIBLE TO VOTE: Saunders

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6. Application No. ZB-1/11 (2012 LAWRENCEVILLE ASSOCIATES – formerly Ferber Construction), Preliminary and Final Site Plan Application No. SP-1/12 and Consolidation of Lots, Brunswick Pike & Bakers Basin Road, Tax Map Page 36.01, Block 3601, Lots 1-4, 28, and 30-37.

No action was taken. Mr. Schmierer stated that the applicant requested Jurisdiction be carried to next meeting.

Mr. Pangaldi moved and Mr. Lavine seconded to continue Jurisdiction to May 15, 2013, meeting. This carried on the following voice call vote:  
AYES (6) NAYES (0) ABSENT (2)

7. Application No. ZB-1/13 (ADITYA SHARMA), Bulk Variance, 3830 Princeton Pike, Tax Map Page 51.05, Block 5101, Lot 32.03.

The hearing was recorded. The Board took Jurisdiction.

Gary S. Forshner, Esq., (Stark & Stark) represented the applicant. Mr. Forshner gave a brief overview of the applicant's request. He explained that the applicant is proposing to construct a six-foot high attractive wall and not the maximum required height of a four-foot fence in the front of property. He stated that the applicant is proposing wrap around on each corner of the wall. He proceeded to explain that the applicant has been experiencing cars driving onto their property during the day and night; and therefore, for the safety of their child, as well as privacy, the applicant is proposing a decorative metal gate. He stated that the applicant is proposing little tree disturbance. The applicant presented several Exhibits and will be proposing a stucco stone type wall.

The applicant reviewed Mrs. Kraemer's report dated April 9, 2013. The applicant stated their willingness to work with the Township Professionals in removal of any trees; and will provide appropriate light fixtures on both sides of column subject to approval of Township Professionals. With regard to the height of the piers, the applicant is providing six feet and also decorative caps. Mrs. Kraemer addressed the location area for the wall to be set back at least 60 feet from Princeton Pike to avoid visual impact, the spacing of columns and the proposed landscaping along the front of wall. She proceeded to suggest that those items be evaluated in the field to ensure no negative impact to tree root system. The applicant stated their willingness to work with the Township Professionals. (See Attachment No. 2 – Reports)

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Application No. ZB-1/13 - Continued

Mrs. Kraemer stated that Mr. Slaugh's review of the application suggested that the applicant consider the columns at the driveway entrance to be more substantial with scale. The applicant stated their willingness to work with the Township Professionals. The Board accepted.

A brief discussion took place by Chair Kremer and the Board with regard to the final details of the wall and need to soften corners. Also, Mrs. Kraemer requested the applicant to provide a revised set of plans showing all the items addressed. The applicant agreed to comply.

With regard to the comments from the neighboring property owner, the applicant stated their intent to provide a wall design that would, aesthetically, enhance their property.

EXHIBITS:

- A-1 Photograph – Proposed Wall Type
- A-2 Photograph – Proposed Wall Type
- A-3 Photograph – Proposed Wall Type
- A-4 thru
- A-7 Series of Photographs (taken by the applicant) – Site
- A-8 Photograph (taken by the applicant) – Location area of Proposed Wall

WITNESSES PLACED UNDER OATH:

- Aditya Sharma (Applicant)
- Dipte Sharma (Applicant)

PUBLIC COMMENT:

- Ron Joobeen, 3850 Princeton Pike, requested the applicant to provide a soft turn of proposed wall and questioned the location of columns. He stated some concern about the six-foot wall and wanted to see more design details about the wall.

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Application No. ZB-1/13 - Continued

Vice Chair Scangarella moved and Mr. Pangaldi seconded to approve the application with conditions, including bulk variance, subject to all appropriate conditions and the recommendations contained in the Township Professionals' reports.

Vote:

AYES: Gladwell, Lavine, Pangaldi, Saunders, Scangarella, Kremer

NAYES: None

ABSENT: Maffei, Kmosko

8. Old Business/New Business/Correspondence: None
9. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:00 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: 6/19/2013