

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, January 20, 2016

Present: Bruce Kmosko
Grant, Sheila
Christine Hultholm
Peter Kremer
Charles Lavine

Absent: None

Excused Absence: Samuel Pangaldi
Brian Slaugh, Planning Consultant

Also Present: Brenda Kraemer, P.E., Assistant Municipal Engineer
Edwin W. Schmierer, Attorney, Mason, Griffin & Pierson
Susan Snook, Recording Secretary

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 and the Trentonian newspapers.

Oath of Office: Sheila Grant and Christine Hultholm

Elections: Chairperson: Samuel Pangaldi
Vice Chairperson: Peter Kremer

Appointments (were approved per unanimous vote):

Resolution 1-15z: Appointing Mason, Griffin & Pierson for Zoning Board Attorney represented by Edwin W. Schmierer, Esquire

Resolution 2-15z: Appointing Susan Snook at Recording Secretary

Resolution 3-15z: Appointing Brenda Kraemer as Engineer (in-house)

Resolution 4-15z: Appointing Brenda Kraemer as Secretary (in-house)

Resolution 5-15z: Appointing Clarke Caton & Hintz for Planning Consultant represented by Brian Slaugh, PP

Resolution 6-15z: Appointing Arora and Associates, PC as Traffic Consultant represented by James L. Kochenour, PE

Resolution 7-15z: Appointing Remington, Vernick & Arango Engineers as Special Traffic Consultant represented by Michael Angelastro, PE

Resolution 8-15z: Appointing Sokol, Behot & Fiorenzo as Special Attorney represented by Neil Yoskin, Esquire

Representative to Growth & Redevelopment Committee: Charles Lavine

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Wednesday, January 20, 2016
Page 2

Adoption of Annual Report Resolution 9-15z:

Ms. Kraemer stated the in-law suites and the Planning Board to take consideration. The recommendation of the electronic gas price signs for fueling facilities. There were two (2) cases on that last year and reviewed by the Planning Board. Mr. Lavine moved and Christine Hultholm seconded to adopt and was approved per unanimous vote.

Public Participation (for items not on agenda): none

Resolutions:

Resolution of Memorialization 10-16z; Bulk Variance Application; **1601 Princeton Avenue, LLC**, 1601 Princeton Avenue; Tax Map Page 2, Block 201, Lot 36.01 was approved per unanimous vote.

Applications:

Bulk Variance Application No. ZB-6/15; **1601 Princeton Avenue, LLC**; 1601 Princeton Avenue; Tax Map Page 2, Block 201, Lot 36.01.

Mr. Schmierer stated this Board has jurisdiction.

Bruce Schragger, Esquire represented the applicant. Mr. Schragger gave a brief overview of the applicant's proposed request for a Bulk Variance to permit a swimming pool and landscaping behind the existing property.

Marc Missim, Architect who prepared the design for the swimming pool. Exhibit A1: Colored Plan, Sheet 1 of 1, October 7, 2015; Exhibit A2 Photograph of Existing Property; Exhibit A3 Photograph of the Close Up of Rear of Proper which is located on Province Line Road on Buckingham Drive; Exhibit A4: Map of Internet; Exhibit A5 3-D Rendering of Property; Exhibit A6: 3-D Rendering of Property.

Mr. Missim stated the property is 1.7 acre property of land and currently the impervious coverage is 15.8% and 14% is allowed. The homeowner is planning to put in a swimming pool and re-do the patio in the back of the home, increasing the coverage to 17.7% which is over the allowable of coverage by 3.8%. Exhibit 4 shows the parcel of land being on the bend of the curve of the street and is an irregular shaped lot.

Mr. Missim concluded that 75' is the required setback and the home is setback 130.9' from the property line in the back and has a longer driveway, which increases the coverage. The property is also in a 2.5 acre zone while the property is only 1.7 acres. There is no adverse effect on the Zoning Ordinance.

Ms. Kraemer referred to her report dated December 15, 2015, copy attached. Vice Chairperson asked if additional property would be available to purchase. Mr. Schragger stated it would not be possible. Mr. Lavine commented that fits into the scope of the neighborhood. The fence around the property meets the code for a swimming pool. Mr. Missim stated evergreen trees will be planted for privacy from the front yard looking into the back yard.

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Wednesday, January 20, 2016
Page 3

Bulk Variance Application No. ZB-8/15; Kay & Kelly Bidle, 2 Laurel Wood Drive; Tax Map Page 65.01, Block 6508, Lot 26.

K. Daniel Bidle represented himself and stated the application is for a rear yard setback variance to accommodate a renovation remodeling, expansion of an existing covered porch extension, refer to Exhibit A1, revision dated December 14, 2015. The plan is to take it three-feet back to the back property line. The construction of the porch would be exactly the same as currently there with footers, covered deck and screened in covered porch. The variance is necessary due to the unique property shape that the house currently lies on. It was built in 1972 and has shallowness in the back.

Mr. Kremer asked if there was any other place to put this expansion, only back and the side. Mr. Bidle stated it has to be placed with the current restraints and placement. Ms. Kraemer referred to her report dated December 17, 2015, copy attached. There were several neighbors that came in and looked at the application as well as some of the neighbors spoke with Mr. Bidle. Mr. Kremer asked if additional land may be purchased. Ms. Kraemer stated there is not land to be purchased. Ms. Kraemer stated there is fencing and landscaping along the rear yard, normally that would be considered a rear yard setback variance; however, this would be adequate to buffer the neighbor's rear yards.

Mr. Lavine looked at the property and is not an architectural handicap to the neighborhood. The foundation will be done by footings. Mr. Bidle stated the existing footings will be used within Mr. Lalli's design.

Minutes for Approval:

November 18, 2015 minutes were approved by unanimous vote.

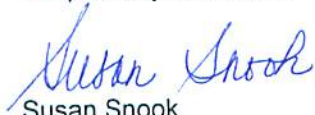
Mr. Kremer asked about the Gulick house application. Ms. Kraemer commented they are appealing to the Zoning Board; documentation has to be submitted. The Board has two new members. Ms. Hultholm asked about the meeting schedule which was adopted in November, 2015.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:35 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan Snook
Recording Secretary

g:\engineering office\z b minutes\2016 minutes\January 20, 2016.doc

MINUTES APPROVED: 4/20/16