

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Wednesday, December 20, 2017

Present: Joseph Blaney
Sheila Grant
Jeffrey Johnson
Bruce Kmosko
Peter Kremer, Chairperson
Charles Lavine (arrived 7:07 p.m.)
Samuel Pangaldi

Absent: Christine Hultholm, Vice Chairperson

Excused Absence: James Kochenour, Traffic Consultant

Also Present: Brenda Kraemer, P.E., Assistant Municipal Engineer
Brian Slaugh, Planning Consultant
Edwin Schmierer, Zoning Board Attorney
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.

Public Participation (for items not on agenda):

Steve Howell of 138 Villanova Drive came to the meeting tonight because there is a group called "Save Colonial Lake" where it went to the Council meeting last night and suggested to bring the concerns to the Zoning Board regarding the application where a hotel will be built on the banks of Colonial Lake and wants to see where that is at.

Chairperson Kremer stated he has no details. Ms. Kraemer stated the application has been submitted to the Township but it has not been scheduled for the Zoning Board and it is our understanding that the applicant intends to make some modifications to the plans and it will ultimately be under the Planning Board jurisdiction, not Zoning Board jurisdiction and it has not happened yet. It is not scheduled for a meeting in December and has not been scheduled for a meeting in January. The file is available in the Engineering Department to review.

Mr. Howell asked if the Boards are open meetings. Ms. Kraemer stated yes and they are held on Monday nights and you will also be noticed if you are within 200' of the property and there will be a notice in the paper and the agenda will be on the web site.

Adoption of 2018 Meeting Schedule:

Ms. Kraemer explained that it is still the third Wednesday as it has always been with the exception of November, it was put on the second Wednesday due to a holiday. The 2018 Meeting Schedule was adopted per unanimous vote.

Minutes:

The October 18, 2017 minutes were approved per unanimous vote.

Applications:

Use Variance Application No. ZB-4/17; **TLV Parts Restoration, Ltd.**; 40 Enterprise Avenue; Tax Map Page 6, Block 601, Lot 6.

Ms. Kraemer stated that the applicant asked to be continued to the January 17, 2018 meeting with no further noticing required. We are following the direction from the last meeting and they (Mr. Parvesse and Ms. Kraemer) have been to the site and spoke with Mr. Schmierer, the applicant and their attorney and they are still working on that process.

A motion was made to continue this application to the January 17, 2018 meeting and was approved per unanimous vote.

Bulk Variance Application No. ZB-8/17; Major Site Plan – Amended Preliminary and Final Application No. SP-9/17; **Grace Hill Properties, LLC**; 299 Princeton Pike; Tax Map Page 30.05, Block 3014, Lot 153

Michael P. Balint, represented the applicant and summarized the application to seek a variance for impervious surface coverage and amendment to the previous approved site plan granted in 2013. The application is to seek the outside parking from 79 parking spaces or banked spaces to 94 and in order to accommodate this to convert the detention basin that exists on the site, to an underground detention system. The current impervious coverage is 67% and will go to a 77% and the maximum allowed is 75% (exceeding by 2%). There was a variance previously granted to disturbance of the 100-year floodplain and additional relief may be required to accommodate modifications of the approved plan.

There are three agencies that require approval (New Jersey Department of Environmental Protection; Delaware & Raritan Canal Commission and Mercer County Planning Board). If the approvals from these agencies require approvals; they will come back to the board if they cannot be approved administratively.

Witness #1: Gregory Oman, PE, referring to Exhibit A1 – Existing Conditions, dated December 20, 2017 which is an aerial photograph showing the surplus property which is on a 1.44 acre parcel. A previous approval was granted for a building expansion. The site contains a two-story building on the property which is 18,500 sf building with a medical office and a bank with a drive thru at the southeast corner of the building. Access is through one particular spot at the northern property which goes out to Franklin Corner Road. There are 83 existing parking stalls on site, 9 x 18, and four are ADA.

Exhibit A2 – Site Plan which shows the area for the parking lot for the expansion into the southern end of the detention basin for 11 parking stalls. The businesses at this location are booming and need the extra spaces for parking. The expansion would be at the southern side, relocate the dumpster to the southern end of the property and these parking stalls will be constructed out of porous pavement, which allows rain water to trickle through and create water quality. All the new impervious area will be flowing to the porous pavement and will be treated.

One of the existing light fixtures had to be relocated and add one 150 watt high pressure sodium fixture mounted at 16 1/2 ' and matches what was previously approved. There is one 17" pine street that will be removed at the southwest corner of the parking lot for this expansion. There will be 14 new trees planted and 60 shrubs within the southern boundary around the dumpster enclosure, the retaining wall and the parking stalls. The applicant will install new trees or shrub in the gaps. The new parking stalls could be for employee parking because they are furthest away. A variance for the new increase to the impervious coverage, which is 10% over what exists today, putting it over the allowable limit to 77%.

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Mr. Oman referred to the Clarke Caton & Hintz report dated December 1, 2017, copy attached, to Page 4, Comment 4.2 Trash Enclosure that will be dedicated to employee parking. He stated that the trash enclosure is being relocated to the southwest corner to the southern end of the property, which is controlled by a private hauler and the hours will not be before 8:00 a.m. and this is generally will be collected after hours. Mr. Oman stated the applicant will apply to all the conditions.

Mr. Balint referred to Comment 6.2, Page 7 regarding the Environmental Impact Statement and is acceptable. The applicant will comply with all the comments of the Engineering Report dated November 30, 2017, copy attached. Mr. Balint referred to the D & R Canal Commission report dated November 27, 2017, copy attached and has a meeting with them and will hopefully have approval from them in the near future.

Mr. Slauch stated his concern was the tractor trailer making the turn; Ms. Kraemer responded we do not want them on the porous area so a low mountable curb should be installed to show them where to go. Chairperson Kraemer stated they might have trouble backing out by the two large trees. Ms. Kraemer stated there was no other place to put the dumpster.

Witness #2 – Richard Pulaski, Pulaski Brothers Construction Company stated they have a small vehicle that could come in and out of there and is only a 6 yard container that facilities the whole building because it is just paper products and they see no problem getting in there with a small truck and not sure how the recycling is handled, which will be a condition of approval.

Ms. Kraemer stated she asked for an Operations and Maintenance Manual for the porous pavement and recorded as a deed restriction. Also compliance with the detention basin and Mr. Oman stated the items will be addressed and described the treatment of the porous pavement and the maintenance requirements.

Public Comment:

Steve Howell of 138 Villa Nova Drive asked about why the additional light being added and why not LED. Mr. Oman stated because LED travels less and matches the look.

Paul Larson, 170 Darrah Lane stated about removing the one pine tree by the dumpster and are there going to be any trees removed at the opposite end. Mr. Oman stated only the one tree.

Mr. Schmierer went over the conditions of approval. Ms. Kraemer also stated if there are significant changes from the reviews of the other agencies and not able to administratively approve them they will come back to the Board.

Minutes:

The October 18, 2017 minutes were approved per unanimous vote.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:39 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook, Recording Secretary

Minutes approved: Feb. 21, 2018