

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, May 17, 2017

Present: Christina Hultholm
Jeffrey Johnson
Bruce Kmosko
Peter F. Kremer, Chairperson

Absent: William B. Holmes
Samuel Pangaldi

Excused Absence: Joseph Blaney
Sheila Grant
Charles Lavine
Brian Slauch, Planning Consultant
Edwin Schmierer, Zoning Board Attorney

Also Present: Brenda Kraemer, P.E., Assistant Municipal Engineer
Sharon Dragan, 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): None

Resolutions:

Resolution of Memorialization 12-17z; Bulk Variance Application ZB-1/16; **Bharat & Shaloo Mital**; 6 Chelsea Court; Tax Map Page 70, Block 7001, Lot 17 was approved per unanimous vote.

Applications:

Bulk Variance Application No. ZB-1/17; **Robert Sargent & Cheryl Tarby**, 10 Laurel Wood Drive; Tax Map Page 65.01, Block 6506, Lot 4.

Chairperson Kremer stated he lives in the neighborhood; however, he is not within 200'. Ms. Dragan stated the Board has jurisdiction.

Ms. Tarby, the applicant testified that she would like to put a shed in the rear yard and because of the size of the lot the shed 15' must be from the property lines. They have a unique shape to their lot, like a baseball field, the house goes across the center and they have a small triangle in the back yard and a huge front yard which is unusable for a shed.

If they were to put the shed in the back yard and abide by the 15' setback, it would be in the middle of the back yard, which would make the back yard unusable. They would like to request that it be 5' off of the yard in the back. The property lines cannot be changed and the neighbors they did speak to had no objections to it being put in the back corner and it would be a minimal impact to the neighbors.

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Ms. Kraemer referred to her memorandum dated May 9, 2017, copy attached, which explains the variances required. It is required that it be a 15' setback; however, they are proposing a 5' setback. It is on a curve and is pie shaped and has excessive frontage and not a very usable rear yard if the curve was any less, it would be considered a corner. The shed size is appropriate for the zone and meets Section 420.O and no building permits will be required because it is less than 100 square feet. The buffering is adequate and no need to supplement buffering. There is no objection to the application and no engineering issues.

Chairperson Kremer asked Ms. Tarby that there is no way to add any land from a neighbor. It is basically the shape of the lot and where the house is situated on the lot which makes it no other place to put the shed.

There was no public comment.

Minutes:


April 19, 2017 minutes were approved per unanimous vote.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:09 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,


Susan J. Snook
Recording Secretary

Minutes approved: June 21, 2017