

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, September 20, 2017

Present: Joseph Blaney
Sheila Grant
Jeffrey Johnson
Bruce Kmosko
Peter Kremer, Chairperson

Absent: None

Excused Absence: Christine Hultholm, Vice Chairperson
Charles Lavine
Samuel Pangaldi
Brian Slauch, Planning Consultant
James Kochenour, Traffic Consultant

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

Applications:

Extension of Period of Protection; Use Variance Application No. ZB-3/16; **Concentra Health Services, Inc.**, 2542 Brunswick Avenue; Tax Map Page 22, Block 22, Lot 21

Kevin Moore represented the applicant. He stated that the applicant is seeking a one-year extension of its approval which the Board granted on September 26, 2016 and a letter was sent to this Board dated July 17, 2017 requesting the extension, copy attached. The property which is the subject of this extension is identified as 2542 Brunswick Avenue and was for a variance to permit a proposed occupational and health & care center on the property. The applicant is going to occupy the property of approximately 8,765 sf of the existing office space and a multi-tenant building leased from the owner of the property. It was memorialized by Resolution 17-16z on October 19, 2016. The applicant is seeking a one-year extension to October 19, 2018 and the reason for the extension is because the applicant was prevented from obtaining the required building permit within a one year timeframe in accordance with the Land Use Ordinance because the applicant had some difficulty in finalizing the lease agreement with the owner for space on the property. However, this has been resolved and the applicant is moving forward and the building permit has been submitted last week.

Mr. Schmierer stated they came in at a sufficient time and are eligible for the extension. The extension was granted per unanimous vote.

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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 this application is not being heard tonight; however, the Board needs to take jurisdiction. Mr. Schmierer stated the proof of notice and proof of publication is in order and have jurisdiction and to the dated of the next meeting should be announced and no further noticing is required because the Board is taking jurisdiction.

The next meeting is scheduled for October 18, 2017. The Board took jurisdiction per unanimous vote.

Resolutions:

Resolution of Memorialization 15-17z for Bulk Variance Application No. ZB-2/17; Grace Hill Properties, LLC; 2999 Princeton Pike; Tax Map Page 30.05, Block 3014, Lot 153 was approved per unanimous vote.

Resolution of Memorialization 16-17z for Use Variance Application No. ZB-6/17 and Major Site Plan Preliminary & Final Site Plan Approval Application No. SP-7/17; New Jersey Conference of Seventh-Day Adventists, Inc.; 2303 – 2307 Brunswick Pike; Tax Map Page 15, Block 1502, Lot 1 was approved per unanimous vote.

Minutes:

The June 21, 2017 and July 19, 2017 minutes were approved per unanimous vote.

Chairperson Kremer stated that the Board will have TLV Parts at the next meeting. If anyone has questions about the application should contact Brenda Kraemer. Ms. Kraemer stated she did visit the site with our Consultants and was in a Township vehicle.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:07 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,


Susan J. Snook
Recording Secretary

Minutes approved: 10/18/17