

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, June 20, 2018

Present: Joseph Blaney
Sheila Grant
Christina Hultholm, Vice Chairperson
Jeffrey Johnson
Bruce Kmosko
Charles Lavine (7:06 p.m.)

Absent: Olga Dember

Excused Absence: Peter Kremer, Chairperson
Samuel Pangaldi
Brenda Kraemer, P.E., Assistant Municipal Engineer
Brian Slauch, Planning Consultant

Also Present: James F. Parvesse, P.E., Municipal Engineer
Edwin Schmierer, Zoning Board Attorney
Susan Snook, Recording Secretary

Ms. Hultholm was the Acting Chairperson for the Zoning Board meeting of June 20, 2018.

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 10-18z; Use Variance Application No. ZB-1/18; **John & Rebecca Griffith**; 40 Carter Road; Tax Map Pages 66 & 66.01, Block 6601, Lot 23 was approved per unanimous vote.

Applications:

Bulk Variance Application No. ZB-3/18; **Scot & Kelly Murdoch**; 2976 Princeton Pike; Tax Map Page 35.04, Block 3513, Lot 19

Mr. Murdoch represented himself and stated he is located across from the Ben Franklin School on the east side of Princeton Pike. The lot is 120 x 170' which makes the property over the 15,000 square feet threshold that allows a shed to be placed in the five-foot (5') setback. The setbacks in that size lot over 15,000 square feet, according to the ordinance, should be 15' from the property line. It is heavily treed in the rear yard, which is to the east, the side yard to the north and the driveway hugs the southern edge of the property. The purpose of the shed, to be put on the strip of yard between the house and the adjacent neighbor's yard, is for lawn equipment, chairs and tables, and bicycles that could be accessed from the driveway.

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He stated they have looked at a variety of locations to locate the shed; ultimately to the north it is heavily treed and no space, it would be in the middle of the play area in the rear. Because of the trees they do not want to push into the trees or landscaped area and potentially damage the shed or the landscape. The location in that side yard seems to make the most sense given the practicable location to the front of the house, the driveway specifically and the rear.

If they were to push the shed further in the landscape it would have to be demolished and build to surround the patio. The doors would have to be flipped which would face the neighborhood and would be unsightly to the neighbors. They did try to come up with other solutions but this is the best and is creating an end result that would be responsive to the ordinance as it is intended. This application was approved per unanimous vote.

Minutes:

The May 16, 2018 and May 23, 2018 minutes were approved per unanimous vote.

Other Business:

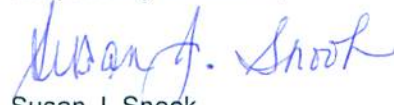
Ms. Hultholm asked if anything was needed to be done about the special meeting being held in July.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:13 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook
Recording Secretary

Minutes approved: July 25, 2018