

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
Regular Meeting  
Wednesday, May 16, 2018

Present: Joseph Blaney  
Sheila Grant  
Jeffrey Johnson  
Bruce Kmosko  
Charles Lavine  
Samuel Pangaldi  
Olga Dember

Absent: None

Excused Absence: Peter Kremer, Chairperson  
Christina Hultholm, Vice Chairperson  
Edwin Schmierer, Zoning Board Attorney

Also Present: Brenda Kraemer, P.E., Assistant Municipal Engineer  
Sharon Dragan, Acting 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:**

None

**Applications:**

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

Robert Ridofli, Esquire represented the applicant. He stated the application is to use the existing cabin as a retirement in-law cottage because only one dwelling is permitted on a lot. It is on 17 acres and back in 2015 it was approved for a use variance and bulk variance that would permit the applicant to construct a large single family dwelling on this lot per Resolution of Memorialization 15-15z. Per that approval, Condition 6 stated that the existing cabin be converted to a barn with the kitchen facilities be removed within six months of obtaining a Certificate of Occupancy for the new house constructed. The house is almost finished and no Certificate of Occupancy has been issued and since that approval the family circumstances of the applicants have changed.

Mr. Griffith's parents are retired and live in New Jersey only part of the year. They have a very close relationship with their family and want to stay in the area for a few months out of the year to be with family and to reside in the cabin as an in-law cottage as a second dwelling.

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Witness #1: John Griffith, owner of the property and will reside in the new house that is almost completed. Exhibit A1: Zoning Plan, dated May 16, 2018 shows the 17 acre property and explained how to get to the property from Carter Road; which has a common driveway shared by eight residences; the log cabin is in the corner of the property; constructed a driveway that takes you to the middle of the property to get to the new house, the log cabin was constructed in 1950. The plan is to have his parents to reside in the cabin with improvements to the kitchen, windows and no new footprint of the building.

Exhibit A2: Current Floor Plan of Cabin (Building Elevations) which shows it is a two-story residents that is built inside of the hill so the primary living space is in effect the second floor. It is a three-bedroom, two-bath layout with an open plan (living and dining area).

Exhibit A2A: First Floor Plan which will go from three bedrooms to two bedrooms and relocating the bathroom slightly and still containing two bathrooms, kitchen and living space will have the open plan.

Exhibit A2B: Summary of Proposed Floor Plan (Building Elevations) which shows the outside of the house from the driveway (right side) and the back of the house; the outside of the house will not change with the exception of a slight adjustment to the decking.

Exhibit A3, A4 and A5 are photographs that shows the front of the house from the driveway; the left side of the house from the driveway; the back of the house from the driveway.

Exhibit A6: which shows the right side of the cabin from the driveway.

Mr. Griffith stated he would comply with a deed restricting the use of the cabin and must be filed with Mercer County stating that family members or health care providers can live in the cabin and cannot be rented out. The cabin has a septic system for a three-bedroom house and was replaced in 2012; it is on a separate well and trash will be combined with the main residence.

Witness #2: James Kyle, PP presented Exhibit A7: Aerial Photograph & Tax Parcel Base Map, dated May 15, 2018 and stated it is a 17.24 acre property and shows the areas around the site. There are large amounts of trees that buffer all the surrounding areas and the buffer to the south toward Lot 22 will require additional plantings to form a buffer. This application is to allow a second dwelling on the lot for an in-law cottage. This zone was put into place to address the environmental limitations of both subsurface geology, septic suitability and well water production. It is aimed at environmental conservation, preserving rural character and preserving existing farmland, attached is the EP-1 zone.

Mr. Kyle presented the positive and negative criteria's. He stated is in an isolated location; the only house that has a good view is Lot 22 and screening is being installed to address this issue. All the principal setbacks are met; there is no impact on adjoining properties and it meets the intent and purpose of the zone.

Ms. Dragan asked for the size of the cabin. Mr. Kyle stated the square footage of the cabin is 2,309 which includes the basement. Mr. Pangaldi stated if they every sell the property, everything that is there presently, which would stay existing for anybody that purchased and if they wanted to do anything else they would have to come before the Board. Ms. Kraemer stated the deed restriction goes with the land. Mr. Lavine questioned if there is any chance with the possibility of that lot being subdivided because there is a large section by Lot 6.01. Mr. Kyle stated there is a remote chance because the lot has no frontage on a public street and relies solely on a private driveway access and variances would be necessary to subdivide the property.

There was no public comment.

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**Minutes:**

The April 18, 2018 minutes were approved per unanimous vote.

**Other Business:**

Ms. Kraemer stated there is a special meeting next Wednesday and the agenda will be sent out on Thursday. If there is an issue she will let everyone know. She continued that depending on what happens next week she has one homeowner application that wants to come in and expects to have a meeting in June, not sure if it would be the 20<sup>th</sup>, she will poll the Board for availability.

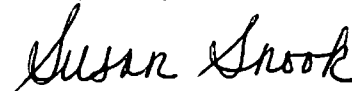
Mr. Pangaldi will not be available, Ms. Kraemer is not available and Mr. Slaugh is not available; but stated to keep it on their calendars for now.

**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: 6/20/18