

LAWRENCE TOWNSHIP PLANNING BOARD MEETING  
Monday, February 3, 2020

Present: Christopher Bobbitt, Councilman  
Maria Connolly  
Ian Dember  
Philip Duran  
James Kownacki, Mayor  
Kevin P. Nerwinski, Municipal Manager  
Terrence Leggett, Chairperson  
Edward Wiznitzer

Absent: None

Excused Absence: Kim Taylor  
James Kochenour, Traffic Consultant  
Edwin Schmierer, Planning Board Attorney

Also Present: Brian Slaugh, Planning Consultant  
James F. Parvesse, Municipal Engineer  
Martina Baillie, Esquire, Acting Planning Board Attorney  
Susan Snook, Recording Secretary

**Statement of Adequate Notice:**

Adequate notice of this meeting of the Lawrence Township Planning 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:**

None

**Minutes for Approval:**

None

**Resolutions:**

None

**Applications:**

Minor Subdivision Application No. S-3/19; **Barnewell**; 243 Carter Road; Tax Map Page 72.05, Block 7201, Lots 4, 5 and 6

The applicant's attorney requested that the application be pulled from the agenda and re-scheduled for next available meeting.

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Minor Subdivision Application No. S-5/19; **182 Snowden, LLC (86 Federal City Road)**; Karena Lane; Tax Map Page 27.03, Block 2701, Lot 80

Dan Schwartz represented himself and commented that 86 Federal City Road has been owned by the Ford Family since 1958. It a farm house with 1.1 acres and was moved there from Rider University property. There were three possibilities to subdivide this property: one was to knock the home down and build four homes; another was to knock it down and build three homes and to restore the home and the plan is to build two homes and do restoration to the farm house.

Mr. Schwartz referred to Mr. Slauch's report dated January 22, 2020, copy attached regarding installing a fence and trees along the Simone property; however, it is pretty heavily treed and felt it was bare because it was winter time. He presented a picture during the summer and it is about 60' of coverage. So he is asking for an exception.

Mr. Slauch's report is asking for one street tree along the frontage and trees between the side yards. Mr. Schwartz also stated the side yard will be changed so it is straightened out so the envelope changed. The houses will have to be tweaked a little bit to fit in the building envelope. The house being proposed was 52 x 56; however, one building envelope is 52 x 36 and the other is 55 x 36. It will be similar to the home proposed but will not go more than 2,900 sf. There will be an impervious asphalt driveway.

Mr. Doran stated all three lots are supplied by sewer and water and are all conforming. Mr. Schwartz stated back in 1992 per a resolution, all the sewer laterals for the homes were installed when Federal Hill was constructed. Mayor Kownacki stated even if the laterals were approved in 1992; it did not appear before Ewing-Lawrence Sewerage Authority and stated they have to approve those laterals. Mr. Schwartz will check into it during building permits or can be put into the resolution as a condition. Mr. Schwartz commented when they put laterals on a property, Ewing-Lawrence Sewerage Authority knows about it and it is noted on the plan that the laterals were installed for two future lots which shows location and depth.

The driveway for the existing farm house, the legal property is 86 Federal City Road and will stay that way which has its own private driveway. Since the home has been vacant people have been cutting through but once the home is restored and sold it will be a private driveway. The driveway will continue all the way to Karena Lane and will be gravel.

Mayor Kownacki asked Mr. Parvesse to check into the taxes because the report from the Tax Collector is dated November 22, 2019 and our meeting was prior to that on the 18<sup>th</sup> and have to have it clarified. Mr. Parvesse stated it should be a condition of approval that the taxes have to be paid.

Public:

Don Smith, 22 Karena Lane: which is located across from the subdivision and his only concern is if Mr. Schwartz is going to build both these houses at the same time or just build one and sell it and have to come back and build another one. Mr. Smith also wanted to know if where the existing cutouts are for the aprons is that going to be the permanent driveway.

Mr. Schwartz responded they will be done simultaneously. The farm house will be restored first and then as it goes forward the homes will be built in the spring or summer. The driveways will be used and try to design the homes where the aprons are.

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Clarence Pollard, 17 Karena Lane: his backyard butts up 86 Federal City Road driveway and his main concern is that anytime they work on Federal City Road they use this cut through driveway to get to Karena, whether it is the neighbors or someone trying to get around Federal City Road construction. The Fords did have a sign that read "Private Driveway" that deterred people from coming in and using it as a cut through, can that be re-established and be a part of the approval that there be some kind of signage that sets it is a private driveway and not a thru fair to get to Karena. In the summer time everybody goes through there.

Mr. Schwartz agreed to put up a sign.

Mr. Wiznitzer asked how construction will get in and out. Mr. Schwartz stated they will be using that driveway for the restoration of the farm house from Federal City Road; however, during the construction of the new homes, this driveway will not be used. The plan is to sell the farm house after construction is completed and then start construction on the two homes. The construction vehicles will use Karena Lane for the construction entrance of the new homes. There was a discussion about solar panels because the Shade Tree Advisory Committee made a comment in their report dated December 23, 2019, copy attached. Mayor Bobbitt thinks they made a comment about it because of street trees.

Mr. Slauch went over the conditions of approval. This application was approved per unanimous vote.

**Old Business / New Business / Correspondence:**

Mr. Parvesse stated that the appointment of Planning Board Member for the Shade Tree Advisory Committee will be carried to the March 2, 2020 meeting.

**Closed Session Resolution:**


None

**Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 7:25 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

  
Susan J. Snook  
Recording Secretary

Minutes approved: March 2, 2020