

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, August 2, 2021

Present: James Kownacki, Mayor
Christopher Bobbitt, Councilman
Maria Connolly, Vice Chairperson
Ian Dember
Philip Duran
Kim Taylor
Naeem, Akhtar, Alternate #1
Leslye Scipio, Alternate #2

Absent: None

Excused Absence: Terrence Leggett, Chairperson
Alan DiSciullo
Jeffrey L'Amoreaux, Traffic Consultant

Also Present: James F. Parvesse, Municipal Engineer
Elizabeth McManus, Planning Consultant
Edwin Schmierer, 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 with Variance Application No. S-1/18; **Sandy Wang**; 94 Coolidge Avenue; Tax Map Page 20.01, Block 2007, Lots 23.01 and 27.01

Gary Backinoff, Esquire represented the applicant and stated it is for a line adjustment, not creating no new lots, moving a lot line to balance out the lots in a better fashion. A new home is being built on an oversized lot of approximately 15, 000 sf. The street is not a complete in front of the lot and would like to keep the street as it is. The home will be 2,600 sf. The layout of the home is also being changed based on the reports from the professionals. Mr. Cheung Wang attended meeting as a representative for Sandy Wang.

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, August 2, 2021
Page 2

Witness #1: Wesley Lane, Land Surveyor presented the minor subdivision plan showing the existing lot line of Lot 23.01 and the proposed new lot line. The lots will conform to the zone requirements, He continued to explain the variances for Lot 27.01. Lot 23.01 with the frontage being increased from 100' to 158', which will be 15, 800 sf and the house will be at the left portion of the property to reduce the amount of impervious coverage.

Mr. Lane presented Exhibit A1: Aerial Map showing the area; Exhibit A2: photographs which were taken July 29, 2021 showing the existing street; Exhibit A3: shows the existing stone drive and end of pavement as well as how the existing pavement bends off toward 89 Hughes Avenue; Exhibit A4: shows 94 Coolidge Avenue, existing house, showing the driveway with plantings and the renovated house at the corner of Foch & Coolidge; Exhibit A5: shows the close up of the end of pavement and the stone drive conditions which serve 89 Coolidge and more of the stone parking area; Exhibit A6: Colored Rendering showing the proposed house and the existing trees (19") in diameter.

Mr. Backinoff stated the new home is setback 16' off of the lot line, if it were moved 10' off of the lot line, then the driveway would be located at the left hand side of the house and trees would be saved. It might require the movement of one (1) light pole. Waivers are being requested for the improvement of the roadway, curbs and sidewalks. The roadway needs some improvement; sidewalk goes to nowhere so there is no purpose for it and if the sidewalk is required it might interfere with the street trees. New architectural plans will be prepared and whether the porch encroached into the right-of-way, but it is only steps and a landing.

Board Members and Professionals:

Members had concerns regarding the new building to the left of the lot; shifting 6' to meet the 10' requirement to save cluster of trees and the telephone pole must be relocated; Councilman Bobbitt asked who has been maintaining Coolidge Avenue, it seems like a private drive; Ms. McManus stated that any street light installed or moved will have to be consistent with Township standard and the location of the sewer.

Mayor Kownacki commented that if the house is extended, road must be completed and the extension of the sidewalk must be completed, Mr. Parvesse agreed and stated the extra thick driveway would be the turn-around for the garbage trucks and emergency vehicles.

Mr. Lane stated the driveway slope will be at the required 4% and will be shown on the architectural plans so the grading will be adjusted. Mr. Backinoff went through the reports from the Professionals and various committees, copies attached.

No public participation.

Public Hearing:

Council Referral – Ordinance 2401-21: Land Use Ordinance – Revision to Section 409 (Apartment and Townhouse District)

Ms. McManus stated it is a minor change to clean up the mistake because the original ordinance for the AT District has been identified as a 10 acre tract size but the concern was that by requiring that tract size, which covered all the AT districts, no individual lot could come in without requiring what could be deemed a variance and if the lot size was reduced to 4.5 acres, it would ensure every lot would have the ability to come in with a conforming application. This also came in from the Fair Share Housing Center.

Ordinance 2401-21 was adopted per unanimous vote.

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, August 2, 2021
Page 3

Old Business / New Business / Correspondence:

Ms. Taylor asked if the Township has the right to ask or inquiry when an application for businesses are to be built regarding whether the workers are union or not. Mr. Schmierer stated that we do not.

Closed Session Resolution:

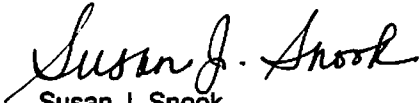
None

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:50 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,


Susan J. Snook
Recording Secretary

Minutes approved: Aug. 16, 2021