

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, March 1, 2021

Present: Kevin Nerwinski, Municipal Manager
James Kownacki, Mayor
Christopher Bobbitt, Councilman
Terrence Leggett, Chairperson
Maria Connolly
Jonathan Dauber
Ian Dember
Philip Duran
Kim Taylor

Absent: None

Excused Absence: Kim Taylor
Jeffrey L'Amoreaux, Traffic Consultant

Also Present: James F. Parvesse, Municipal Engineer
Edwin Schmierer, Planning Board Attorney
Brian Slaugh, Planning Consultant
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:

February 1, 2021 minutes were approved per unanimous vote.

Resolutions:

None

Applications:

Major Site Plan – Preliminary and Final Approval with Variance Application No. SP-10/20; **Albon Holdings (Haldeman Lexus)**; 2630 Brunswick Pike; Tax Map Page 22.01, Block 2206, Lot 3.03

Dino Spadaccini, Attorney who represented the applicant stated there were two prior approvals in 1991 and 2016, it is located on 13.84 acres with a 25,900 sf footprint and 502 existing parking spaces. This application is for two small additions totaling 4,233.2 sf. The first is a 805 sf addition to the northeasterly side of the building for administrative offices and the second addition is 3,482.2 sf located to the southwesterly side of the building for new car delivery and a service visitor area.

Five parking spaces will be removed reducing the number of parking spaces to 497. Exhibit A1 – Site Plan, revision dated September 22, 202 shows the administrative offices. There will be four signs being removed and four signs being installed, which will be less in signage, 128 sf in total.

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Exhibit A-2 Colored Rendering Elevation showing the proposed improved facility and what it will look like and Exhibit A-3 shows the bump out of the new area.

Mr. Spadaccini commented on the stone mulch and would like it to remain because of customers throwing cigarettes butts in that area and that is why they prefer to use it. Mr. Slaugh wanted to make sure the new addition, toward Magnetic Drive, is for vehicle review prior to pick-up. Scott Haldeman, owner stated there is an open area currently; however, that area will be enclosed with doors, heat and air conditioning for delivery of pre-owned vehicles.

Mr. O'Neill referred to Exhibit A-4, Enlarged Elevations, Sheet A3.1, revision dated October 30, 2020 showing the four existing signs totaling 140 sf; there are two new logos; some of the signs are in new locations and are generally the same sign with the exception of the service sign.

Mr. Nerwinski referred to the professional reports and if the applicant is indicating that they are accepting the recommendations. Mr. Spadaccini commented they are fine with everything with exception of the Shade Tree report dated February 10, 2021, copy attached, because they did not configure the lot because it is an "L" shaped lot and it meets the 15 tree requirement per acre, a total of 207 trees. There is no tree removal on this site.

Mr. Parvesse commented that it is the same number of signs, they are being moved and do not require a variance. Mr. Schmierer to include the variance in the new resolution.

There was no public comment.

Old Business / New Business / Correspondence:

None

Closed Session Resolution:

None

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:37 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook
Recording Secretary

Minutes approved: April 19, 2021