

**LAWRENCE TOWNSHIP PLANNING BOARD MEETING  
Monday, May 17, 2021**

**Present:** Kevin Nerwinski, Municipal Manager  
James Kownacki, Mayor  
Christopher Bobbitt, Councilman  
Maria Connolly, Vice Chairperson  
Ian Dember  
Philip Duran  
Kim Taylor (arrived at 7:10 p.m.)

**Absent:** None

**Excused Absence:** Terrence Leggett, Chairperson  
Jeffrey L'Amoreaux, Traffic Consultant  
Edwin Schmierer, Planning Board Attorney

**Also Present:** James F. Parvesse, Municipal Engineer  
Elizabeth McManus, Planning Consultant  
Robert Davidow, 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. The meeting was held through the internet at [uberconference.com/lawrencetwp.engineer](https://uberconference.com/lawrencetwp.engineer).

**Public:**

None

**Minutes for Approval:**

April 5, 2021 and April 19, 2021 minutes were approved per unanimous vote

**Resolutions:**

None

**Applications:**

Minor Subdivision with Variance Application No. S-6/19; **Phat Le**; 165 Eldridge Avenue; Tax Map Page 23, Block 2310, Lot 27

David Stratton represented the applicant which is at the corner of Eldridge Avenue, Rolfe Avenue and Arcadia Avenue. The existing lot has an area of 18,900 sf and two lots will be created. One lot will be 8,400 sf, which will contain the existing house in which he resides and the second lot is 10,500 sf for a future dwelling for himself.

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The existing lot needs variances for front yard setbacks; however, the garage variance is being removed because it is an accessory building. Mr. Stratton referred to the Municipal Engineer's report, dated February 10, 2021, copy attached. The existing garage will be removed and the new house will have a side entry driveway. The laterals have been relocated; stone driveway will be removed and properly restored; there are sidewalks on the opposite side of Eldridge Avenue and did not show on the plan because there are none located on the applicant's side of the street; property corners will be marked and approvals from the other agencies will be submitted.

Referring to Clarke Caton & Hintz report dated March 30, 2021, copy attached, referring to the garage being removed; two street trees on Eldridge Avenue will be complied with; front setback will be a variance for Lot A, which is an existing condition and a chain link fence that borders the property will be removed along Arcadia Avenue and Eldridge Avenue, if needed. However, Arcadia Avenue fence might remain for privacy and security purposes. New deeds will be filed for the two new lots.

**Board Member Questions:**

Mayor Kownacki questioned the house on Rolfe Avenue with a sidewalk because the property is big enough for sidewalks; if deemed down the road it needs a sidewalk, can we ask them to have him put them in.

Ms. McManus stated the Board should add as a condition of approval as part of this application; however, the sidewalk could be installed at the time and prior to the issuance of a Certificate of Occupancy.

Mr. Nerwinski asked that in the Engineer's memorandum that there were no concerns about the sidewalk and wanted him to explain why. Mr. Parvesse stated that along the roads that border the lot there are really no sidewalk connections, in the future one could be built. The suggestion would be along Eldridge Avenue in the future and no opportunity for a connection.

Mr. Stratton stated there is no sidewalk on Eldridge Avenue along that side of the street, it would be a dead end at the property and the costs to be installed. Mr. Le stated there is no possibility of having sidewalk on this side because of a utility pole and does not think it is indicated to have a short sidewalk that would not do anything. Mr. Parvesse stated it could be a condition for a connection in the future, if viable.

Mr. Le was sworn in and testified regarding the variance toward the back of the existing garage and the distance to the fence is 22' and intend to use the area of the existing garage for the new garage. Mr. Parvesse stated the plan provided does not show a separate garage from the house and the testimony provided was that the new garage will be part of the existing dwelling. Mr. Le stated the garage will be attached to the house; however, a setback variance is 35' but the existing distance is 22'. Mr. Parvesse stated since the garage is being removed, no variance required.

**Public:**

Alena Chilinski, 175 Arcadia Avenue had nothing to say and what is the purpose of the meeting. She missed half of it and if the details could be given again on what happened in the beginning of the meeting.

Mr. Davidow stated she was noticed under the requirement of the Land Use Law because being 200' of the property line. We cannot go back through the entirety of the meeting and minutes will be available. Mr. Nerwinski suggested to her to contact Mr. Parvesse for information of this application and that all plans are on the web site.

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**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 7:39 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook  
Recording Secretary

Minutes approved: 6/21/21