

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, November 18, 2020

Present: Joseph Blaney
Joseph Forte, Alternate #2
Sheila Grant
Christina Hultholm, Chairperson
Jeffrey Johnson (7:27 p.m.)
Peter Kremer
Charles Lavine, Vice Chairperson

Absent: None

Excused Absence: Olga Dember
Bruce Kmosko, Alternate #1
James Kochenour, Traffic Consultant

Also Present: Brian Slauch, Planning Consultant
Edwin Schmierer, Zoning Board Attorney
Brenda Kraemer, P.E., Assistant Municipal Engineer
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 newspaper. The meeting was held through the internet at uberconference.com/lawrencetwp.engineer.

Public Participation (for items not on agenda):

None

Resolutions:

Resolution of Memorialization 14-20z for Use Variance Application No. ZB-4/20; **Moe's Southwest Grill**: 4120 Quakerbridge Road; Tax Map Pages 42.03 & 42.06, Block 4201, Lot 10.02.2 was approved per unanimous vote.

Minutes:

September 16, 2020 minutes were approved per unanimous vote.

Applications:

Bulk Variance Application No. ZB-7/20; **Joseph Flynn**; 307 Glenn Avenue; Tax Map Page 35, Block 3502, Lot 10

Mr. Flynn, owner of the property stated the application is for a setback variance from 15' to 5' for a concrete patio for a potential carport; the property is located on a corner lot and the house is situated on an angle with two front lots, which makes the yard space limited. He is putting in a 30 x 20 concrete pad in the left hand corner, closest to Lots 9 and 12, which is a cleared area because the neighbor removed trees. The concrete pad will house a carport, see attached photograph, and will be for a spare vehicle, an enclosed trailer and miscellaneous yard items. There is no available lands to purchase to make his property larger.

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Ms. Kraemer stated that a corner lot has unique restrictions and issues, particularly in this case, because the dwelling is on an angle, there is not much usable area left. If the concrete pad and carport were at 15' it would take away a lot of the usable area. There is no impact to the neighbors because his property is lower and they would be looking down at it. Lot 9 has vegetation in that area and would not impact the intent and purpose of the zone.

Ms. Kraemer stated if this concrete pad is approved, the applicant would be able to put up a carport in the future. Mr. Slauch asked if there is a fence on the property line with Lot 12; Mr. Flynn responded that Lot 12 has a split rail fence that goes on an angle that does not match the property line to the adjacent Lots 11 and 12. Mr. Slauch stated when it is a closer setback, the mitigation is to put up a solid fence to hide it from the neighbor's property. Mr. Flynn stated his plan would be to put up a solid six-foot fence from the corner of Lot 12 behind the concrete pad, which will be a vinyl fence.

Mr. Kremer wanted to know how this would be accessed and no problem with an accessory structure without a driveway. Mr. Flynn stated across from Carnation Place and eventually a curb cut, with plastic turtle tile and is for storage.

No public comment.

Bulk Variance Application No. ZB-6/20; **Louis A. Jammer Co., Inc. (Jammer Doors)**; 2480 Brunswick Pike; Tax Map Page 22, Block 2201, Lot 16

Eric Goldberg represented the applicant and stated this application is for the number of signs. There will be a total of three signs on Colonial Lake Drive and Brunswick Pike and will be exactly the same location and size.

Witnesses #1: Louis Jammer, (son and father) owners stated they purchased the property one year ago and it is so clients could find them and this makes them more visible. This location is for the design center and a showroom.

Witness #2: Michael Sonlin, Effective Sign Works referred to Exhibits A1 and A2 – Logo in center will be illuminated and the design center and showroom will not be. There is a total of 131 sf on the building elevation. Exhibit A3 – shows re-facing of the monument sign.

Witness #3: James Miller, PP gave an overview of the property; signs will be located where previous signs were; they will be seen from the highway and it is a reuse of a vacant building. He went over the variances per the MLUL and there will be no public detriment to the public.

The Planner and Board members had questions regarding the number of signs and the illumination. There were no public questions or comments.

Other Business:

The 2021 – 2022 Meeting Schedule was adopted per unanimous vote.

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Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 8:01 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook
Recording Secretary

Minutes approved: Dec. 16, 2020