

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, June 17, 2020

Present: Joseph Blaney
Olga Dember
Joseph Forte, Alternate #2
Sheila Grant
Christina Hultholm, Chairperson
Jeffrey Johnson
Charles Lavine, Vice Chairperson (7:15 p.m.)

Absent: None

Excused Absence: Peter Kremer
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.

Public Participation (for items not on agenda):

None

Resolutions:

Resolution of Memorialization 11-20z; Use Variance Application No. ZB-6/16 and Major Site Plan – Preliminary and Final Application o. SP-10/16; **The Bridge Academy**; 1958 Lawrence Road; Tax Map Page 30, Block 3004, Lot 154 was unanimously approved.

Minutes:

February 19, 2020 and March 18, 2020 minutes were unanimously approved.

Applications:

Use Variance Application No. ZB-3/20; **Princeton Theological Seminary**, 4200 Princeton Pike; Tax Map Page 71.01, Block 7201, Lots 3.08, 7 and 8

Ryan Kennedy, Esquire represented the applicant and stated there is a twenty page exhibit, copy attached. The property is on Princeton Pike that they have been using as a farm, where farming is permitted. They acquired two single family homes and their plan is to continue farming. They do not sell products, the students farm the property and to continue to do educational uses to learn the trade. There will be a small number of students living as student farmers on the site to continue farming as resident farmers.

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Witness #1: Nathan Stuckey, Director of the Princeton Theological Seminary testified the Seminary is to form leaders for service in the Church and in the world. Mr. Stuckey explained the good farmer and a skilled gardener; a good leader in a Church or community and how the farm helps students form these skills.

The Seminary's continued interest and investment in the Farminary stems from the profound educational benefits which have been readily apparent to Seminary faculty and students through the involvement in the life of the farm. Currently a half-acre of the property is for fruit, vegetable, and flower production that goes to a small scale Community Supported Agriculture. The proposed changes involve expanding farm management to 10 – 12 acres, expanding current production and adding small livestock.

It is intended that the continued primary purpose of the property will be sustainable farming along with the education and formation that farming enables. A Seminary farm manager will live in one of the residences; students will continue to provide the farm labor and clustered residents for approximately 12 students will be located on the second residential property. This is to allow a small number of students to spend a semester or two living and working on the farm as student farmers.

Produce raised on the farm will be processed in the proposed kitchen are for consumption on the farm and in the Seminary's main campus cafeteria in Princeton. Programs will be hosted for community groups to experience the farm and its educational opportunities as well to periodically host faculty, alumni and colleague events to share the experience, see attached.

Mr. Stucky referred to Exhibit A1 – Entire Package, (Sheets 1 thru 19), copy attached and explained each slide.

Mr. Kennedy explained they are in front of the Board for the use variance to allow uses of types that are being discussed, but ultimately a second application will have to come before the Board for site plan and bulk variances, if necessary, before anything could happen. This is a concept of the type of the plan the Seminary is considering and would bring back to this Board for a site plan after further development and working with the community and Township Professionals.

Mr. Stucky explained which buildings will remain and what buildings will be removed, referring to Page 13.

Witness #2: Robert Korkuch, P.P. referring to the exhibit that shows the material and the repurposing the existing buildings; outdoor spaces; groups of buildings for learning and storage; religious institution, Pages 15 thru 19. A question for cluster housing, several individual buildings and the EP-2 zone encourages cluster housing, but would be on subdivided lots. The desire is to have multi units on these residential lots and the EP zone does not allow more than one residential use on a lot. The Seminary is looking to add eight more dwellings as townhouses or apartment style structures for a total of ten dwelling units on all of the property. Mr. Korkuch spoke about the positive and negative criteria and there is no detriment to the public good.

Brian Slaugh, Planning Consultant referred to his report dated March 10, 2020, copy attached, testified that they have several meetings with the applicant. The use variance is for the intentional use of the property and not a question about the farmstead which is an allowed use here. There are two uses on the property educational and agricultural.

The Board members had questions. There was no public comment.

Mr. Schmierer went over the conditions of approval.

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Other Business:

Ms. Kraemer told the Board members there is a homeowner application and not sure if the building will be open and this application would be better for a public meeting and not a virtual meeting.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 8:41 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook
Recording Secretary

Minutes approved: 9/16/2020