

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
Regular Meeting  
November 20, 2019

Present: Joseph Blaney  
Olga Dember  
Sheila Grant  
Christina Hultholm, Chairperson  
Jeffrey Johnson  
Peter Kremer  
Bruce Kmosko

Absent: None

Excused Absence: Charles Lavine  
Brian Slauch, Zoning Board Planning Consultant  
James Kochenour, Traffic Consultant

Also Present: Brenda Kraemer, P.E., Assistant Municipal Engineer  
Edwin Schmierer, Zoning Board Attorney  
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 and the Trentonian newspapers.

**Public Participation (for items not on agenda):**

None

**Applications:**

Bulk Variance Application No. ZB-2/19; **John & Heather Coiro**; 13 Buckingham Drive; Tax Map Page 70.01, Block 7002, Lot 4

James Schragger represented the applicant and referred to Witness #1 – James Karas, Architect, referring to Exhibit A1 – Site Plan, Sheet 1 of 3, dated March 13, 2018 that shows the two-car detached garage with pool storage. The location is along the existing driveway that would have minimal impact on impervious coverage. It is a 26 x 26 garage and 20 x 7 pool storage component which meets all the zoning requirements with the exception of coverage.

Mr. Karas referred to Ms. Kraemer's report, dated November 12, 2019, copy attached with Comment 3 and shifting the garage six-inches to provide the required 20' setback. The impervious coverage requires the variance which is 0.13 and an additional 1.55% is being proposed. The lot is an irregular lot with room in the front; however, not in the rear. There is also a buffer which wraps around to the back and has minimal impact to the neighbors.

Exhibit A2 – Floor Plan which shows the 26 x 26 two-car garage and the 20 x 7 pool storage building. Exhibit A3 – Exterior Elevations shows materials used. Exhibit A4 – Photographs showing the buffer area and the neighbors' garage that is similar to the applicants' request, copies attached.

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Mr. Kremer stated there is no other location for the garage and asked about the buffer. Mr. Karas stated if it was relocated to the other side it would add more driveway and more impervious coverage, there is also a septic system in that location. It is an open buffer that is 70' wide and increases towards the back. Ms. Kraemer stated it is a large row of trees on the left side of this property, and the buffer will shield it from the existing residences. It is open space it owned by the Homeowners Association. The applicant's property uniquely shaped property which has a lot of frontage with a lot of front yard but not enough area to develop in the rear. The pool variance was approved years ago and it was discussed at that time that the circular drive did take a lot of the impervious coverage and it is a fairly modest size increase, a little over 1,000 sf to install the garage. Ms. Kraemer also stated there would be no impact on the stormwater.

Witness #2 – John Coiro, property owner of 13 Buckingham Drive stated only one neighbor that contacted him and has no problem. The buffer is owned by the Homeowners Association and no one can build in it.

Ms. Kraemer stated the approval would be subject shifting the garage six-inches to meet the zoning requirement and there is no issue later.

**Resolutions:**

None

**Minutes:**

The October 26, 2019 minutes were approved per unanimous vote.

**Other Business:**

Ms. Kraemer stated the December meeting will be cancelled.

**Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 7:41 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook  
Recording Secretary

Minutes approved: Feb. 19, 2020