

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, February 17, 2021

Present: Joseph Blaney
Olga Dember
Joseph Forte, Alternate #1
Sheila Grant
Christina Hultholm, Chairperson
Jeffrey Johnson
Peter Kremer
Charles Lavine, Vice Chairperson

Absent: None

Excused Absence: Bruce Kmosko, Alternate #12
Brian Slaugh, Planning Consultant

Also Present: Kendra Lelie, 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

Minutes:

December 16, 2020 minutes were approved per unanimous vote.

Resolutions:

Resolution of Memorialization 10-21z; Bulk Variance Application No. ZB-2/20; **Marek Komaniecki**, 115 Helen Avenue; Tax Map Page 9, Block 901, Lot 30 was approved per unanimous vote.

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Wednesday, February 17, 2021
Page 2

Application:

Bulk Variance Application No. ZB-1/21; **Aaron Kibbey**, 2 Chatsworth Court; Tax Map Page 64, Block 6401, Lot 43 represented himself stating his application is to install a patio, referencing Exhibit A1 – Survey Plan, revision dated December 19, 2020 that shows the patio 10' from the property line instead of the required 15' setback. It is an odd shaped lot and would like the extra five-feet so the patio is not so narrow. The area gets muddy, which the homeowner feels the patio will help the issue. There is no other area because of large trees and there is no land to purchase.

Ms. Kraemer referred to her report dated January 20, 2021 and commented since it is a corner lot with unique issues, placement of the home and availability of using the yard, there is little space available for rear yard improvements.

Application:

Bulk and Use Variance Application No. ZB-3/19; Major Site Plan – Preliminary & Final Approval Application No. SP-5/20; Major Subdivision – Preliminary & Final Approval Application No. S-2/20; **RPM Development**; 2495 Brunswick Pike; Tax Map Page 20.01, Block 2001, Lots 2, 3, 5, 60 – 68 and 68, continued from the January 20, 2021 Meeting.

Mr. Kennedy represents the applicant and stated there have been many revisions to the project based on comments from the Board members and professionals, which included increasing the number of parking spaces to creating a significantly different buffer arrangement to allow new parking spaces on the shopping center side of the project and planting a buffer area.

Requested from the last meeting, there is a two minute video that shows the scale and scope of the project from the neighborhood perspective and a request for a balloon test where a bucket truck was used to do some elevation tests and photographs were presented.

Exhibit A-15 is a three dimensional video showing architectural buildings with building heights and topography grade changes.

Chairperson Hultholm referred to public having a hard time getting into the meeting and referred to the Board Attorney, Mr. Schmierer. He commented that the feed tonight is very poor. When we get to the public and they comment, ask them to leave the meeting and ask someone else to step up to be heard. There were numerous comments that people were having a hard time joining the meeting because it appears to be full. There is no other way to handle it. Mr. Kennedy stated the video will be shown again at a future meeting.

The video starts on Texas Avenue past the duplex units and enters into the site and an explanation was being presented of the video, which is available thru the Township website.

Three slides were presented for the bucket truck: Exhibit A-16 shows Building A – Building Height Visibility Exhibit with four pictures, copies attached. Exhibit A-17 shows Buildings B and C and Exhibit A-18 shows Building C, all dated February 17, 2021.

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Wednesday, February 17, 2021
Page 3

Public:

Mr. Puliti questioned the fire truck issue and they were to demonstrate how the template is to navigate the site. He stated that people cannot get into this meeting and there are guidelines that the DCA posted specifically for Land Use Applications and it does not seem we are following those rules. It is the Open Public Meeting Act. Mr. Schmierer asked what the problem with people getting into the meeting is. Mr. Puliti stated the meeting is full and people dropped off where only 99 people can get in.

Mr. Johnson stated uberconference is only for 100 participants and we have more than 100 participants. Mr. Schmierer stated we have to accommodate all of the residents or interested parties who want to attend the meeting. If we cannot get all of them to participate we are going to have to find another platform to run the meeting at a later date. There are a number of messages indicating that the uber platform is responding to these attendees and telling them they cannot get into the meeting and that is a problem.

Mr. Kennedy will provide the zoom license for the next meeting and notices will be through regular mail. Mr. Schmierer stated we cannot continue tonight if we cannot accommodate all the interested parties and should continue to the March 17, 2021 meeting. Mr. Kennedy asked if a special meeting could be held because of noticing.

Therefore, a motion was made by Mr. Lavine and seconded by Ms. Grant to continue this application to a Special Meeting on March 10, 2021 on a different platform provided by notices sent to people within 200' and posted on the website.

Other Business:

A resident asked why this meeting cannot be held in person and was informed that she needs to reach out to the Manager. A resident from Texas Avenue asked who to call to ask questions regarding the RPM Development.

Mr. Kockenour commented that this meeting is his last because he is retiring at the end of February and Jeffrey L'Amoureux will be taking his place as the Traffic Consultant from Arora and Associates.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:55 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook
Recording Secretary

Minutes approved: March 17, 2021