

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
Regular Meeting  
Wednesday, April 21, 2021

Present: Sheila Grant  
Christina Hultholm, Chairperson  
Jeffrey Johnson  
Peter Kremer  
Charles Lavine, Vice Chairperson

Absent: Olga Dember

Excused Absence: Joseph Blaney  
Joseph Forte, Alternate #1  
Bruce Kmosko, Alternate #2

Also Present: Edwin Schmierer, Zoning Board Attorney  
Jeffrey L'Amoreaux, Traffic Consultant  
Brenda Kraemer, P.E., Assistant Municipal Engineer  
Brian Slaugh, Planning Consultant  
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/lawrencetwpengineer](https://uberconference.com/lawrencetwpengineer).

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

None

**Applications:**

Bulk and Use Variance Application No. ZB-5/20; Preliminary and Final Site Plan Approval Application No. SP-8/20; **Islamic Circle of Mercer County**; 330 – 336 Lawrence Station Road; Tax Map Page 42, Block 4201, Lots 13.01 and 15

Dino Spadaccini represented the applicant for the addition of parking, where the House of Worship is a permitted use as is accessory parking. There are two different entities that own the two different lots, so the parking will be stand alone on one lot, which is not a permitted use. Per Ms. Kraemer's memorandum dated January 15, 2021, it can be deed restricted if it cannot be consolidated. The applicant is going to make an effort to either consolidate it because it is an ownership issue and if not it would be deed restricted.

Witness #1 – Joseph Mancini, PE referred to Exhibit 1A – Rendered Site Plan, Sheet 4 of 9, dated June 24, 2021 shows the House of Worship which was approved in 2002 and the associated parking and the proposed parking lot on Lot 15. The Mosque which is a 3-story building and is 13,000 sf and the existing parking lot on Lot 13.01 contains about 57 parking spaces and currently has two driveways, ingress only to the east. Lot 15 is five acres and will be for parking overflow and has about 157 parking spaces. Both lots are constrained by wetlands and buffer.

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There will be a 186 parking spaces being proposed and a connection to the existing parking lot. The new parking lot will have full access movement and right out only on the far west of the lot. The ingress only will be eliminated at the far eastside of the existing parking lot. There will be full access on Lot 13.01; full access on Lot 15 and right out only on the far side. There will be new landscaping, porous pavement on the new parking lot, 29 new trees on Lot 15, addition of a curbed island on the far westerly side of the parking lot in order to add a shade tree and one space will be lost on the far east side of Lot 15 to improve the circulation. In total three parking spaces will be lost on the Mosque site in order to make the connection and end up with 184 parking spaces on the new lot making it a total of 238 spaces.

Mr. Kraemer referred to her report dated January 15, 2021, copy attached, regarding an increase in membership and new parking spaces, environmental investigation work on Lot 15; stormwater management and the runoff onto Lawrence Station Road and the swale being flat.

Mr. Spadaccini stated soils have been completed, a report was submitted and monitoring wells will be installed that will hopefully correct itself (6 year to 30 year process); Mr. Mancini stated rain gardens are being proposed; adjustments will be made to the grading in the proposed parking area to correct as much runoff as possible and porous pavement will be utilized.

Mr. Slauch referred to his report dated February 16, 2021 and the number of exceptions and lighting ratios. He commented is unlike a commercial parking lot where members do not arrive at night because services are held during the day and no concern that it is a higher ratio. Referring to Comment 5.4 on a parking lot elevation and the trees are on the site and will be appropriate which will make site distance more acceptable.

Mr. Mancini stated additional information will be provided. The fixtures have a 3,000K temperature; landscaping will be a mix of street trees and shrubs in the front with curbing as recommended. Mr. Mancini referred to the Environmental and Green Advisory Committee report dated April 18, 2021 and will accept recommendations; however, regarding lighting and stated that the lights proposed do not require full shield because the fixtures specified have a downward throw such there is no glare or light above a 60 degree angle. The warmth of the light will not impact insect population and wildlife.

Witness #2 – Dan McGuinness, Traffic Engineer referred to his report dated August 7, 2020, copy attached which was a completed parking assessment and trip generation and based on the requirements there is one space per vehicle which is adequate to accommodate the parking demand.

Joseph Mancini, Planner testified for a parking lot on a separate lot and is accessible to the Mosque; it meets the criteria for a beneficial use and there is no detriment to the public good as well as an efficient use of the land.

Mr. Slauch testified to make sure there is a way of tying together the properties if for some reason they could not be consolidated. The Board should consider a cross access easement or some type of document that would insure that this parking lot is for the use of the Mosque as opposed to use for the general public. On the environmental aspect the parking lot is using the existing impervious surface that is out there today so that is likely to allow them to reuse that without the transitional buffers that would be required.

Mr. Schmierer stated from a legal point of view the applicant should consolidate the lots in lieu of a cross access easement, which is the cleanest and clearer way to make sure the parking lot is used for the Mosque.

There was no public comment. Mr. Schmierer went over the conditions of approval.

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The Board thanked Mr. Slaugh for his years of excellent service as the Planning Consultant.

**Minutes:**

None

**Resolutions:**


None

**Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 8:12 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook  
Recording Secretary

Minutes approved: 4/29/21