LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, June 17, 2026

Present:	Joseph Blaney Howard Cohen Christina Hultholm Sarah Siggelakis Bruce Kmosko, Alternate #1 Jeffrey Edelstein, Alternate #2
Absent:	Olga Dember Mehdi Raza
Also Present:	Edwin Schmierer, Zoning Board Attorney Brenda Kraemer, P.E., Assistant Municipal Engineer James Kyle, Planning Consultant

Statement of Adequate Notice:

Adequate notice of this reorganization and regular meeting of the Lawrence Township Zoning Board of Adjustment has been provided by filing the annual meeting schedule with the Municipal Clerk as required by law, and by filing this agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building, and mailing to the Trenton Times newspaper.

Minutes:

May 20, 2026 minutes were unanimously approved.

Public Participation (for items not on agenda):

none

Applications:

Limitless Land Holdings LLC

Use and Bulk Variance Application No. ZB-7/25 and Minor Site Plan Application SP-4/25
28 Lawn Park Avenue, Tax Map Page 13.02, Block 1306, Lots 11-14 & 71-74

Mr. Schmierer confirmed proof of notice was in order. The applicant was represented by Robert F. Casey, Esq., who introduced the application and provided a brief outline. The applicant is requesting variances, minor subdivision and minor site plan approval for a parcel of land currently containing a 3 unit apartment and an abandoned single family dwelling. The applicant's engineer explained the site location and the two lot proposal. A use variance is required because the apartment building is a non-conforming use in the zone. The apartment building lot will contain a trash storage area, parking spaces, walkways, etc. Landscape buffering to adjacent properties will also be provided. The lot with frontage on Meriline Avenue will be used for construction of a new 4 bedroom single family dwelling with a driveway/parking. The applicant agreed to comply with engineering and planning reports and consider the suggestions of the Environmental and Green Advisory Committee with respect to landscaping selections.

Marcella Traina, PP, was recognized as an expert in planning and provided testimony regarding the use variances needed, bulk variances needed and the compatibility with the neighborhood. The Board was guided by Mr. Kyle's report dated June 9 and the case law provided.

One member of the public, the owner of 55 Meriline Avenue, was supportive of the project based on the case presented. He stated that the existing property was used as a pull through/shortcut between Lawn Park Avenue and Meriline Avenue which has led to vehicular conflicts in the past. He was also in favor of

improving the sight triangle areas for visibility at the driveways. There were no other questions or public testimony.

After discussions and deliberations, the Board decided that the applicant had met the burden of proof and the size/scale of the project aligns with the intent and purpose of the zoning plan and is an appropriate use of the property. The Board voted unanimously to approve the application.

Other Business:

None

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 8:10 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

Brenda Kraemer

Brenda Kraemer
Acting Recording Secretary

Minutes approved: July 15, 2026