LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, July 15, 2026

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

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:

June 17, 2026 minutes were unanimously approved.

Public Participation (for items not on agenda):

none

Applications:

Michael Hollister, 79 Fackler Road

Bulk Variance Application No. ZB-5/26
Tax Map Page 58.12, Block 5801, Lot 20

Mr. Schmierer confirmed proof of notice was in order. The applicant and his architect, Naama Faucett, appeared to present the application and answer questions. The applicant is requesting variances to permit an accessory structure in the front yard that also does not met required front yard setbacks. The property is a corner lot with frontages on Fackler Road and Brentwood Lane. There is an existing carport, attached to the house, which is small and the owner needs additional parking and storage area. There is an existing paved driveway turn around area that is the location of a new one story carport. The new carport will be well buffered from Fackler Road as the overall height is proposed at 10' and there is an existing 6' berm with additional landscaping along Fackler Road. The applicant will add foundation plantings to soften the front yard view from Brentwood Lane.

The Board was guided by Ms. Kraemer's report dated June 9 and the testimony provided. It was noted that a large 100' tulip tree prevents expansion to the north of the existing driveway and expansion to the southern side of the house is not practical. It was also noted that any expansion to the improvements on the property would likely require bulk variances. The Board asked questions about design elements and proposed lighting. The applicant agreed to have a downward facing light fixture at the garage, mainly for safety and security.

The Board found the proposed carport to be a modest improvement that will compliment the existing architecture.

One member of the public, Oliver Hamill, the owner of Cherry Grove Farm to the south of the property, was supportive of the project. 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 7:15 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

Brenda Kraemer

Brenda Kraemer
Acting Recording Secretary

Minutes approved: 9-16-26