

**LAWRENCE TOWNSHIP PLANNING BOARD  
SCREENING COMMITTEE  
REGULAR MEETING  
THURSDAY, APRIL 15, 2010, 4:30 P.M.**

**Present:** James S. Kownacki, Council (Class III)  
David C. Maffei  
Paul A. Penna, Vice Chair  
Nathaniel Moorman, Chair

**Also Present:** James F. Parvesse, P.E., Municipal Engineer  
Brian Slaugh, Planning Consultant, Clarke•Caton• Hintz  
David M. Roskos, Attorney, Sterns & Weinroth  
Sara A. Summiel, Recording Secretary

**1. Statement of Adequate Notice**

**Adequate notice of this meeting of the Lawrence Township Planning Board Screening Committee has been provided by filing the agenda 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, the Trentonian and the Lawrence Ledger newspapers.**

**2. Preliminary Major Subdivision, S-1/10 EDWARD D. BUCCI & EDWARD M. BUCCI, 125 Roxboro Road, Tax Map Page 19, Block 1901, Lot 6.**

**The hearing was recorded.**

**Chairman Moorman gave a brief opening statement with regard to the application and the role of a Screening Committee. He stated that this process is only to review technical issues pertaining to the site plan and that a full hearing will take place at a later date before the Planning Board.**

**Richard Schatzman, Esq., represented the applicant. Also present was Francis A. Goeke, Professional Engineer (Lanning Engineering).**

**Mr. Schatzman gave a brief overview of the proposed application. He stated that the applicant is seeking a major subdivision approval to create seven (7) new building lots and a detention basin. Mr. Goeke described the 1.82 acre site that presently contains a single-family home with a detached garage, various trees and landscaping. He explained that the site slopes from the westerly corner of the site and drops about 12 feet from the 15 feet. The majority of the drainage flows to Fieldsboro Drive. He explained**

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that due to the drainage concerns of the neighbors located to the east of the site, the applicant is proposing to revise the drainage plan by introducing walls to direct drainage to the rear on Roxboro Road and to the front of the lots on Fieldsboro Drive. He stated that all the roof leaders for the proposed houses will be piped and discharged directly to the detention basin. To protect the existing houses, the applicant is proposing to construct a berm along the easterly line, to direct the drainage flow to Roxboro Road and also into the proposed detention. He stated that the detention basin will be graded according to the regulations in order to whole the water. He stated that various trees on this site are proposed to be removed to provide adequate drainage. He added that some of the trees are not in good condition and applicant proposes to revegetate the site after tree removal. With regard to the proposed basin, the applicant is proposing to eliminate the infiltration basin and only treat driveway. He suggested that the detention basin be more of a grass bottom, more naturalistic and landscaped.

Mr. Parvesse referred to his report dated April 7, 2010 and addressed the trees and questioned how they would be protected. He recommended that the applicant respect the drip line during construction. With regard to the grading, he recommended that the applicant avoid as many retaining walls as possible on the individual lots, move walls away from the property lines, and adjust the driveway slopes. A brief discussion followed with regard to the retaining walls and maintenance under Item 1.02. The applicant agreed to work with the Township Professionals.

Mr. Parvesse addressed Item 2.01 with regard to the road and utility improvements; and Item 2.04 with regard to the sump pump collector system. The applicant agreed to work with the Township Professionals.

Mr. Parvesse addressed the existing drainage system in Fieldsboro Drive under Item 3.03 and requested the applicant to provide a testing analysis to verify an adequate capacity for the basin's outflow. The applicant agreed to provide before the scheduled Planning Board meeting.

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Mr. Slaugh referred to his report dated April 9, 2010 and addressed the lot lines on the south side of Fieldsboro Drive. He felt that the plan should be a six-house plan, and not a seven-house plan. He explained that the created lot lines should be radial to the street line. He proceeded to explain that the basin should be L-shaped in order to have a naturalistic basin. Following a brief discussion, the applicant agreed to re-evaluate the eastern lot line for Parcel F and the benefits for a more naturalistic basin. With regard to the trees and grading plan, Mr. Slaugh discussed the health of the trees and requested the applicant to provide an Environmental Impact Statement and a report from a Certified Arborist. The applicant agreed to provide.

Mr. Slaugh addressed the re-installation of sidewalk along Fieldsboro Drive and recommended an adjustment to five feet, instead of 3 feet. The applicant agreed to adjust.

A brief discussion followed by Mr. Maffei and the Township Professionals with regard to the existing water concerns and the ground water runoff on Lots 12 and 7. Mr. Maffei stated some concerns and questioned whether the removal of trees, construction of swimming pools, sheds, and/or patios would affect the water system. (See Attachment No. 1 – Reports)

**Public Comment:**

- Scott Shropshire, (Lot 12) 284 Fieldsboro Drive, stated major concerns about the water in his basement and backyard. He stated that the backyard is not usable. He stated that he uses three sump pumps for water removal. He stated that he would like to see the water condition improved and requested help from the Township to improve the existing conditions for the residents. He suggested that a portion of the hedge from Fieldsboro Drive and entire hedge on Roxboro Road be removed. He questioned whether the road would be remilled and repaved. He requested that additional plantings and/or private fencing be installed to screen the detention basin.

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**Public Comment - Continued**

- Nancy Bell, (Lot 7) 111 Roxboro Road, questioned whether the existing lot for the detention basin could be deed restricted. Also, she questioned whether the applicant would maintain the maintenance of the proposed grass bottom detention basin. She stated concerns about the maintenance of the detention basin, existing water concerns and felt that seven new homes would be too many. A discussion followed by Mr. Roskos with regard to Lots 7 and 12. He questioned whether the applicant could install rear lawn inlets for Lot 7 and Lot 12 to direct runoff into the detention basin. The applicant was requested to evaluate before the scheduled Planning Board meeting. The applicant agreed.
- Art Bell, (Lot 7) 111 Roxboro Road, stated some concerns about the maintenance of the detention basin and the existing water concerns. Also, he stated that seven homes were too many.
- Mr. and Mrs. Gargione, 246 Fieldsboro Drive, stated concerns about the overflow of the Creek and requested the Township to investigate. They stated concerns about the street traffic and suggested slow down signs be installed. Also, they stated concerns about people dumping debris into the Creek and that the easement from the street needs to be redone.
- James Lalli, (Lot 2) 2754 Fieldsboro Drive, expressed his concerns about the detention basin and water issues. He questioned whether the detention basin would have some filtration. He requested a new design for the detention basin so that it would not be so prominent within the community. He questioned whether the basin would be enclosed with fencing and stated concerns about the children's safety. He suggested another type of driveway and questioned the scale of the proposed houses. He expressed that less houses would be better. He did not feel that the house designs would fit in with the existing character of the neighborhood. He requested the curbing on Fieldsboro Drive be replaced. Mr. Roskos briefly explained that there is an Ordinance with regard to construction of in-fill housing.

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- **Mark Whitman, (Lot 19, 20) 102 Roxboro Road, stated that he would like the applicant to provide an Environmental Impact Study and study of the water table for Lot 7 and Lot 12 to examine the impact of new homes in the next five years because of the existing water concerns.**
- **Donald Meisel, 56 Roxboro Road, stated that he is a licensed Professional Planner. He stated concerns about the two-car garages and recommended they be oriented facing the street.**
- **Jonathan Meyers, (Lot 14) 274 Fieldsboro Drive, stated concerns about water in his basement. He questioned the stormwater regulations and suggested an underground basin. He questioned whether the emergency spillway were of grass or concrete. Also, he questioned the purpose for the easement along Fieldsboro Drive.**
- **Jeff Downs, (Lot 1) 273 Fieldsboro Drive, stated that the proposed lots are too small. Also, he questioned the time frame for the applicant's proposed construction and whether the applicant could build one house at a time.**
- **Dionisio Velazquez, (Lot 21, 22) 112 Roxboro Road, stated that the proposed seven houses would change the character of the block. He further stated concerns about the design and size of the garages.**

**Mr. Roskos advised the public that a full hearing would take place at a future date by the Planning Board and no formal action would be taken this evening. He encouraged the public to return to the next meeting with any further questions and/or concerns. The applicant would provide the required Notice.**

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**3. Adjournment**

**There being no further business to come before the Board, the meeting was adjourned at 6:04 p.m.**

**Digital audio file of this meeting is available upon request.**

**Respectfully submitted,**

*Sara A. Summiel (emailed)*

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Recording Secretary**

**MINUTES APPROVED: \_\_\_\_\_**