

**LAWRENCE TOWNSHIP PLANNING BOARD
REGULAR MEETING
MONDAY, AUGUST 16, 2010, 7:30 P.M.**

Present:

Philip B. Duran
Keith Dewey (arrived 7:40 p.m.)
James S. Kownacki, Council (III)
Richard S. Krawczun (Class II)
Stacy McCormack
Michael S. Powers, Mayor (Class I)
Kim Y. Taylor
Terrence O. Leggett, ALT. #1
Paul M. Palombi, ALT. #2
David C. Maffei, Vice Chair
Paul A. Penna, Chairman

Absent: None

Also Present: James F. Parvesse, P.E., Municipal Engineer
Philip B. Caton, Planning Consultant, Clarke•Caton• Hintz
David M. Roskos, Attorney, Sterns & Weinroth

Also absent: Sara A. Summiel, Recording Secretary (excused)

1. **Statement of Proper Notice**

Adequate notice of this meeting of the Lawrence Township Planning 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, the Trentonian and the Lawrence Ledger newspapers.

2. **Public Participation** : (None)

3. **ELECTIONS: Chairperson**

Mayor Powers moved and Mr. Duran second to appoint Paul A. Penna, as Chairperson. Nominations were closed. The following voice call vote took place.

Vote:

**AYES: Duran, Kownacki, Krawczun, McCormack, Powers, Taylor, Maffei, Penna
ABSENT: Dewey
INELIGIBLE TO VOTE: Leggett, Palombi**

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REGULAR MEETING
MONDAY, AUGUST 16, 2020, 7:30 P.M.**

4. ELECTIONS: Vice Chairperson

Councilman Kownacki moved and Ms. McCormack seconded to appoint David C. Maffei, as Vice Chairperson. Nominations were closed. The following voice call vote took place.

Vote:

AYES: Duran, Kownacki, Krawczun, McCormack, Powers, Taylor, Maffei, Penna

ABSENT: Dewey

INELIGIBLE TO VOTE: Leggett, Palombi

5. OATH OF OFFICE: New Members

The following individuals were placed under oath: Terrence O. Leggett and Paul M. Palombi. The oath was administered by the Board's Attorney David Roskos.

6. RESOLUTION:

Resolution of Memorialization 12-10 approving Amended Preliminary & Final Site Plan & Conditional Use Application No. SP-5/10 , FCB ASSETS HOLDING, INC. (MORIELLO PLAZA), 150 Lawrenceville-Pennington Road, Tax Map Page 60.01, Block 6005, Lots 233 & 234.

Mr. Krawczun moved and Councilman Kownacki seconded to approve Resolution No. 12-10.

Vote:

AYES: Duran, Kownacki, Krawczun, McCormack, Taylor, Maffei

ABSENT: Dewey

ABSTAINED: Powers

INELIGIBLE TO VOTE: Leggett, Palombi, Penna

7. COMPLETE STREETS PRESENTATION – Presentation by Sustainable Mobility Committee

A presentation was given by Mr. Peter Kremer. A brief discussion took place by the Board. No action was taken on this matter. The Board deferred to a future meeting. (See Attachment No. 1 – Handout/Street Designs/Photographs)

Public Comment: Ralph Copleman, Lawrence Township and member Of Sustainable Lawrence.

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REGULAR MEETING
MONDAY, AUGUST 16, 2020, 7:30 P.M.**

8. Application No. S-2/10 (DAVID & MICHELLE RICHTER) Minor Subdivision, 274 Carter Road, Tax Map Page 78.02, Block 7801, Lot 28.02

The public hearing was recorded. The Board took jurisdiction

Seth D. Josephson, Esq., represented the applicant. Mr. Josephson gave a brief overview of the application. He stated that the applicant is the owner of Lot 28.02, and their neighbors, the Piasecki's, are the owners of Lot 28.01. The applicant is requesting a minor subdivision to gain an additional 20 feet on the edge of their driveway to locate a fence around their entire property. He stated that this is a very small piece of land relative to the total acres of land. The applicant's professional explained that the Piasecki's are amenable to the transfer of land. He stated that the transfer of 20 feet would reduce the Piasecki lot from 5.04 to 4.76 acres, while the additional 20 feet would increase the applicant's lot from 8.06 to 8.34 acres. He stated that due to existing trees, drainage swales, and wet lands the proposed lot line change is the best location. The applicant referred to the Township Professionals Reports and stated their compliance to all the recommendation and/or comments outlined. The Board accepted. (See Attachment No. 2 – Reports)

Mr. Caton referred to his report dated August 2, 2010, and stated that there are no variances associated with this application and that the re-conveyance in change of ownership land would not have any negative impact on the neighbors. He stated that the application does require waivers from design standards that are intended to regularize the subdivision of lots for general purposes and/or a larger subdivision. He stated no objections if the Board were to approve the minor subdivision. Mr. Roskos noted that granting the relief of waivers is triggered by the lot line adjustment and its unique situation. Also, he stated that since it is not a proposed subdivision, a precedent is not being set by the Board.

Exhibits: (Submitted Minor Subdivision Plan, dated October 6, 2009)

Witness: (Sworn-in)

Frank J. Falcone, Prof. Engr. (Princeton Junction Engineering) & Expert

Public Comment: None

Mr. Dewey moved and Mr. Krawczun seconded to approve the application, including waivers, subject to all stated conditions and recommendations contained in the Township Professionals' reports.

Vote:

AYES: Dewey, Duran, Kownacki, Krawczun, McCormack, Powers, Taylor, Maffei
Penna

INELIGIBLE TO VOTE: Leggett, Palombi

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REGULAR MEETING
MONDAY, AUGUST 16, 2020, 7:30 P.M.

9. Old Business/New Business/Correspondence:

None

10. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

Sara A. Summiel (e-mailed)

Sara A. Summiel
Recording Secretary

MINUTES APPROVED: September 20, 2010