

**LAWRENCE TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MONDAY, MAY 3, 2010, 7:30 P.M.**

**Present:**

Philip B. Duran  
Richard S. Krawczun (Class II)  
David C. Maffei  
Stacy McCormack  
Michael S. Powers, Mayor (Class I)  
Paul A. Penna, Vice Chair  
Nathaniel Moorman, Chairman

**Absent:**

Keith Dewey (Absent/excused)  
James S. Kownacki, Council (III) (Absent/excused)  
Kim Y. Taylor, ALT. #1 (Absent)  
Michael Horan, ALT. #2 (Absent)

**Also Present:**

James F. Parvesse, P.E., Municipal Engineer  
Philip B. Caton, Planning Consultant, Clarke•Caton• Hintz  
David M. Roskos, Attorney, Sterns & Weinroth  
Sara A. Summiel, Recording Secretary

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. **SUSTAINABLE ELEMENT OF THE MASTER PLAN** – (Public presentation and participation)

The hearing was recorded.

Beth McManus, a Professional Planner with Clarke•Caton•Hintz gave a brief background of the proposed project funded by ANJEC with grant monies and the Township of Lawrence.

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**SUSTAINABLE ELEMENT OF THE MASTER PLAN - Continued**

**Ms. McManus gave an overview of the “Summary of Possible Action Items” for the Sustainable Element. (See Attachment No. 1 – Summary of Possible Action Items Based upon The Sustainable Element of the Master Plan.)**

- **Energy Production & Conservation**
- **Land Use**
- **Waste Reduction and Recycling**
- **Water Resources**
- **Transportation**
- **Green Building design**

**Ms. McManus proceeded to review some of the changes based on the discussion from the Planning Board and the Public’s input. In terms of language removed or softened, she gave a brief summary regarding the following:**

**Deleted:**

- **deleted recommendation for accessory apartments**
- **deleted recommendation for multi-family housing, but softened language to generic housing**
- **deleted reference to wind**

**Added and/or strengthen language:**

- **added a new recommendation to strengthen wind/renewable energy**
- **added new language with regard to social benefits**
- **added recommendation to pedestrian cross/access**
- **strengthened and added language for sustainable landscaping/benefits of using native species**

**Ms. McManus stated that the next step is to adopt and implement the Sustainability Element. Also, she requested the Board to focus on the “Summary of Possible Action Items Based Upon the Sustainability Element of the Master Plan.”**

**Mr. Krawczun addressed the following items and suggested that each item be evaluated.**

- **Evaluate (not revise) the Land Use Ordinance to permit food gardens in front and side yards.**

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**SUSTAINABLE ELEMENT OF THE MASTER PLAN - Continued**

**Mr. Krawczun's comments - Continued**

- Evaluate (not revise) the Land Use ordinance to permit small farm animals in back yards; however the permit number and type of small farm animals should utilize a sliding scale based on lot size.
- Evaluate (not permit) farmers' markets on Township owned parks and as a conditional use in the Township's nonresidential districts.
- Evaluate (not prohibit) the creation of cul-de-sacs (Sustainable Circulation)

Mr. Krawczun stated that it is important to understand all the parameters of these issues in relationship to what the Master Plan promotes and the Ordinance allows.

Mayor Powers addressed the diversity of housing and the Township's commitment to affordable housing. He expressed that the deletion and softened language for housing was not a reflection of any bias against public housing since it is already covered in the zoning district.

**Public Comment:**

**Carmine DiSanzo**, Lawrence resident and Chairman of the Shade Tree Committee stated concerns about tree removal for solar installations. He questioned whether there will be a balance of tree removal. Chair Moorman explained that the idea is not to encourage the removal of trees to promote solar panels, but to encourage individuals to think about their planning before doing new building or solar access. Mr. Caton proceeded to explain that the Land Use Ordinance already provides for retention of existing trees.

**Ralph Copleman**, 44 Titus Avenue, questioned whether the Board envisioned a continuing role of the Sustainability Task Force and how the philosophy could become a revised ordinance. He felt that the discussions were excellent, productive and cooperative. Also he questioned whether the natural step language in the draft document would be included in the adopted plan. Beth McManus responded, yes.

Chair Moorman stated that he, too, was very much impressed with the Subcommittee's functionality, but had not yet considered the Subcommittee's role to be ongoing. He further stated that with regard to the possibility of Ordinance creation and generation from the Planning Board, he added that the Board would certainly have public input and comment on the process, but did not know what form it would take.

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**SUSTAINABLE ELEMENT OF THE MASTER PLAN -**

Chair Moorman closed public participation. In closing, Chair Moorman commended Vice Chair Penna, Beth McManus and the Subcommittee for their role in this process.

The Board took the following action to adopt the Sustainability Element of the Master Plan.

Vice Chair Penna moved and Chair Moorman seconded to Adopt the Sustainability Element, including all the recommended changes.

Vote:

**AYES:** Duran, Krawczun, Maffei, McCormack, Powers, Penna, Moorman  
**ABSENT:** Dewey, Kownacki, Taylor, Horan

**4. Old Business/New Business/Correspondence:**

Chairman Moorman stated that due to a resignation of the Board's Shade Tree Committee representative, a new person would need to be appointed. Mayor Power stated that until a replacement is identified, he would serve in the interim.

**5. Adjournment**

**There being no further business to come before the Board, the meeting was adjourned at 8:05 p.m.**

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

**Respectfully submitted,**

*Sara A. Summiel (emailed)*  
**Sara A. Summiel**  
**Recording Secretary**

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