

**LAWRENCE TOWNSHIP PLANNING BOARD
REORGANIZATION & REGULAR MEETING
MONDAY, JANUARY 10, 2011, 7:30 P.M.**

Present: Philip B. Duran
James S. Kownacki, Council (Class III)
Richard S. Krawczun (Class II)
Gregory S. Puliti, Mayor (Class I)
Kim Y. Taylor
Terrence O. Leggett, ALT. #1
Doris M. Weisberg, ALT. #2
Paul A. Penna, Chair

Absent: Keith Dewey (Absent/excused)
Stacy McCormack (Absent/excused)
David C. Maffei, Vice Chairman (Absent/excused)

Also Present: James F. Parvesse, P.E., Municipal Engineer
Philip B. Caton, Planning Consultant, Clark•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 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. OATH – NEW MEMBERS:

Mayor Puliti, Councilman Kownacki, Mr. Krawczun, Ms. Taylor, Mrs. Weisberg were placed under oath. Mr. Roskos administered the oath.

4. ELECTIONS: CHAIRPERSON

Mayor Puliti moved and Mr. Duran seconded to appoint Paul A. Penna, as Chairperson. Nominations were closed. The following voice call vote took place: **AYES (8) NAYES (0) ABSENT (3) INELIGIBLE TO VOTE (0)**

**LAWRENCE TOWNSHIP PLANNING BOARD
REORGANIZATION & REGULAR MEETING
MONDAY, JANUARY 10, 2011, 7:30 P.M.**

5. ELECTIONS: VICE CHAIRPERSON

Chair Penna moved and Mayor Puliti seconded to appoint David C. Maffei, as Vice Chairperson. Nominations were closed. The following voice call vote took place: AYES (8) NAYES (0) ABSENT (3) INELIGIBLE TO VOTE (0)

6. APPOINTMENTS:

Mayor Puliti moved and Ms. Taylor seconded to approve the Resolutions for Appointments in a Block (Res. 1-11 thru Res. 8-11).

Vote:

**AYES: Duran, Kownacki, Krawczun, Puliti, Taylor, Leggett,
Weisberg, Penna**

ABSENT: Dewey, McCormack, Maffei

**RESOLUTION 1-11 APPOINTING (SARA A. SUMMIEL), AS
RECORDING SECRETARY.**

**RESOLUTION 2-11 APPOINTING (DAVID M. ROSKOS), AS
PLANNING BOARD ATTORNEY, REPRESENTING THE FIRM OF
STERNS & WEINROTH.**

**RESOLUTION 3-11 APPOINTING (PHILIP B. CATON, PP/FAICP), AS
PLANNING CONSULTANT, REPRESENTING THE FIRM OF CLARK
CATON HINTZ.**

**RESOLUTION 4-11 APPOINTING (JAMES F. PARVESSE, P.E.) AS
ENGINEER IN-HOUSE.**

**RESOLUTION 5-11 APPOINTING (JAMES F. PARVESSE, P.E.) AS
SECRETARY IN-HOUSE.**

**RESOLUTION 6-11 APPOINTING (JAMES L. KOCHENOUR, P.E.) AS
TRAFFIC CONSULTANT, REPRESENTING THE FIRM OF ARORA
AND ASSOCIATES.**

**RESOLUTION 7-11 APPOINTING (ERIC M. ZWERLING,
MS/INCE/ASA), AS NOISE CONSULTANT, REPRESENTING THE FIRM
OF THE NOISE CONSULTANCY, LLC.**

LAWRENCE TOWNSHIP PLANNING BOARD
REORGANIZATION & REGULAR MEETING
MONDAY, JANUARY 10, 2011, 7:30 P.M.

APPOINTMENTS – CONTINUED:

RESOLUTION 8-11 APPOINTING (JOHN H. REA, P.E.) AS SPECIAL
TRAFFIC CONSULTANT, REPRESENTING THE FIRM OF
MCDONOUGH & REA ASSOCIATES, INC.

7. COMMITTEE APPOINTMENTS

Screening Committee (4):

Councilman Kownacki
Richard S. Krawczun
Kim Y. Taylor
Philip B. Duran

Growth & Redevelopment Committee (1):

No appointment was made. Tabled to next meeting.

Shade Tree Advisory Committee (1):

Doris M. Weisberg

Route One Redevelopment:

No appointment was made. Tabled to next meeting.

BASED CODE

Form Base Committee

Mayor Puliti
Councilman Kownacki
Richard S. Krawczun
Kim Y. Taylor

8. APPLICATIONS:

Minor Site Plan Application No. SP-7/10 (Continued from 12/6/10)
LIBERTY TOWERS, LLC, 220 Bakers Basin Road, Block 4001, Lot 25.

Chair Penna stated that at the request of the applicant, Jurisdiction is carried to the February 7, 2011, meeting. No further action was taken.

**LAWRENCE TOWNSHIP PLANNING BOARD
REORGANIZATION & REGULAR MEETING
MONDAY, JANUARY 10, 2011, 7:30 P.M.**

APPLICATIONS: Continued

**Minor Site Plan Application No. SP-8/10 (Continued from 12/6/10)
LIBERTY TOWERS, LLC, 960 Spruce Street, Block 201, Lot 27.**

Chair Penna stated that at the request of the applicant, Jurisdiction is carried to the February 7, 2011, meeting. No further action was taken.

Preliminary Final Major Site Plan Application No. SP-7/09, BRITTON INDUSTRIES, INC., Bakers Basin Road and Basin Road, Block 3601, Lots 12 & 20.

Chair Penna stated that at the request of the applicant, Jurisdiction is carried to the February 7, 2011, meeting. No further action was taken.

9. REFERRAL FROM COUNCIL – AMENDMENT TO LAND USE ORDINANCE: SECTION 400 – GENERAL REGULATIONS & SECTION 522 – DRAINAGE & STORM WATER MANAGEMENT

The hearing was recorded.

Mr. Caton referred to the Amendment and gave a brief overview. He stated that the Amendment is a substitution of the performance standards to correct a deficiency in the Ordinance in the way it addresses stormwater detention and retention; and particularly, in a residential subdivision. He stated that many of the standards are the same that pertain to residential zoning, including planned development. He referred to Section 400-b and explained that the Ordinance is to identify those performance standards that are important to the goals of the Master plan, where an applicant needs relief from a performance standard and is to seek a variance. He proceeded to explain Section F.,2a. which requires the storm water management basin to adhere to the setback requirements from a principal building within the zoning district and the way the setbacks should be measured from the exterior slope of the berm. With regard to infill development, Mr. Caton explained that the storm water management basins are an intrusion and need some protection to maintain residential neighborhood quality. He explained that the need and use of retaining walls is when a storm water management basin has insufficient room to reach the sufficient volume. He added that another significant change will require storm water management facilities to be functioning prior to the issuance of a building permit for construction. (See Attachment No. 1)

LAWRENCE TOWNSHIP PLANNING BOARD
REORGANIZATION & REGULAR MEETING
MONDAY, JANUARY 10, 2011, 7:30 P.M.

REFERRAL FROM COUNCIL – Contined

Public Comment: None

Councilman Kownacki moved and Mayor Puliti seconded to accept the Amendment for Council's action and adoption.

Vote:

AYES: Duran, Kownacki, Krawczun, Puliti, Taylor, Leggett,
Weisberg, Penna
ABSENT: Dewey, McCormack, Maffei

10. Old Business/New Business/Correspondence:

Chair Penna acknowledged the recent passing of Mr. Ralph Copleman, who was the Executive Director of Sustainable Lawrence.

11. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:55 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:

Feb. 7, 2010
AS Amended