

Lawrence Township Planning Board  
Regular Meeting  
Monday, July 16, 2012

Present: Gregory S. Puliti, Councilman  
Terrence O. Leggett  
Doris Weisberg, Chairperson  
Christopher Bobbitt  
Glenn Collins  
James Kownacki, Mayor  
Richard Krawczun, Manager  
Aaron D. Duff

Absent: Ian J. Dember  
Philip Duran  
Kim Taylor

Also Present: James F. Parvesse, Municipal Engineer  
Philip B. Caton, Clarke Caton & Hintz, Planning Consultant  
Neil Yoskin, Planning Board Attorney  
Susan Snook, 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, and by filing this agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building, and mailing to the Trenton Times, and the Lawrence Ledger newspapers.

2. **Appointments of Recording Secretary:**

Motion was made by Councilman Puliti and seconded by Richard Krawczun to adopted Resolution 16-12.

3. **Public Participation** - None

4. **Minutes for Approval:**

Monday, March 5, 2012

The minutes were unanimously approved.

5. **Resolutions:**

**Resolution of Memorialization 15-12; Minor Subdivision and Variance Application No. S-2/11, MARIANNE R. MELE, 58 Carter Road, Block 6601, Lot 36**

Mr. Sypek is the Attorney for the applicant and stated he just received the revised resolution just before the meeting with some revisions on Page 5 and he would respectively request the ability for his Engineer to review those changes and carry this resolution of memorialization to the next meeting.

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5. **Applications:**

Chairperson Weisberg stated the agenda will be re-arranged and the first item considered is:

Minor Site Plan Application No. SP-6/12, ASIM MUFTI, 22 Fackler Road, Block 6801, Lots 2 - 4

Mr. Parvesse stated there was no one present for this application. Therefore, this application was for jurisdiction only and will be scheduled for the August 20, 2012 meeting. Mr. Yoskin stated no vote is required.

Preliminary & Final Major Site Plan with Variances Application No. SP-4/12, LAWRENCE PLAZA, 2350 Princeton Pike, Block 2001, Lot 17

Present for this application was Gary Backinoff, Attorney for West Gate Management; Steve Friedman, Vice President of West Gate Management and Marty Katz, Princeton Junction Engineering.

Mr. Backinoff stated this application is a 161 unit affordable housing senior citizen complex located on Princeton Pike. He continued that the parking at this site is inadequate and people are parking the driving lanes and grass areas.

Mr. Friedman introduced himself as a Vice President of the West Gate Management and gave testimony that the Lawrence Plaza is a 161 unit building with 200 residents with income limits and eligibility is 62 and older, handicap and disabled and parking is inadequate because people are living long and most residents have two cars. There is an assigned parking list and currently have 15 people waiting for a spot and there are five visitor spots presently and would like to add additional parking.

Martin Katz of Princeton Junction Engineering testified that he submitted a colored version of the Site Development Plan, Sheet 3 of 5, Exhibit A1. The gray areas on the plan show the expansion of the parking which adds parking around the loop road and is the current traffic pattern. There are currently 98 spaces for 161 units and the plan shows for an additional 45 spaces which would propose 143 spaces with six handicap spaces. Mr. Katz stated there are issues from the Planner's memorandum dated June 27, 2012, Comment 2.2 which is the landscape buffer to the rear of the Lawrence Shopping Center. Mr. Katz continued with Comment 3.5; there are 29 parking spaces without a break, so would like to leave as is.

Mr. Katz continued with Comment 3.6 stating there is currently no trash enclosure on the site and the receptacle float in the driveway area and they are proposing a board-on-board fence around the enclosure. Mr. Caton agreed to the changes. Mr. Krawczun stated it is a maintenance issue if continuing to use the three dumpsters; it will be difficult for driver, so a masonry wall will be cost effective with less maintenance.

Mr. Krawczun asked to explain the traffic flow patterns especially at the front of the building. Mr. Katz stated it is one-way traffic; in at the south entrance and exit at the north entrance, as well as the drop off area which are both counter clockwise. Mr. Krawczun proposed to remove five spaces at the new area of the site.

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Mr. Puliti asked about the visitor parking area. Mr. Friedman stated it is in the circle area which is insufficient and this parking will be increased.

Chairperson Weisberg opened the floor to public participation:

Mike Erdie, 12 Devon Avenue. Mr. Erdie stated he owns Lot 14 and the existing parking lot currently floods the piece of woods causing mosquitoes. All the water runs towards the shopping center and the woods, so adding parking spots will not help the flooding issues. The retention basin is higher than his property; therefore, he is opposed to adding any parking spots. Mr. Friedman stated all the runoff will go to the inlet to the storm sewer which goes out to the back of the property.

Marianne Zajac spoke for her sister-in-law, Sally Zajac, who owns Lot 15, 2330 Princeton Pike. Mr. Yoskin stated at this time, that individuals are allowed to testify on their behalf as long as the other party is present. Ms. Zajac stated there is a property discrepancy when it was built in 1979; which is not resolved. Sally Zajac received the notice around the 5<sup>th</sup> of July and is just trying to understand what is going on and asked for a delay so they have time to consider this to have questions answered.

Ms. Zajac stated she owns Lot 15 and they are building on Lot 17 which faces her lot. Mr. Katz stated there is a 25' buffer which meets the ordinance. Ms. Zajac stated the discrepancy is still not corrected and asked if another survey will be performed. Mr. Backinoff stated this is the survey of record prepared by Walter Seaman. Marianne Zajac suggested a walk thru which would help understand.

Mr. Backinoff stated the applicant has no problem with a walk thru with the neighbors because he feels the survey is correct and asked to proceed with the application. Mr. Yoskin gave a testimony that Mrs. Zajac wants a delay in a vote and also under oath indicated she did receive the notice in time per the requirement of the Land Use Ordinance. The second issue, Mr. Backinoff has the right to rely on the sealed survey that was prepared by a Professional Surveyor; however, if there was a property dispute since 1979, there was ample time to correct the issue. Mayor Kownacki suggested that James Parvesse go on the walk thru as the Township representative. Mr. Caton suggested having the walk thru before the Resolution of Memorialization is adopted.

Charlotte Pierce, 2340 Princeton Pike. She owns the property to the south entrance and has a line of trees between her property and Lawrence Plaza. The parking comes within 4 ½' and she is afraid the trees will die and would like to see the parking spaces eliminated to save the trees and this is her only privacy screen. Mr. Caton agreed that is close to the property line; however, it cannot be resolved tonight, maybe the applicant will defer to Mr. Parvesse's judgment to eliminate one or two spaces upon the field inspection.

Mike Bovino, 2370 Princeton Pike (Lot 18). Mr. Bovino testified that he expresses his concerns regarding the flooding and the amount of trees removed and would like to see adequate requirements for drainage in the parking spots.

Mr. Caton stated the applicant agreed to the memorandum's issued tonight with the 5' wide island; deleting five spaces on the north side of the property and perform a walk thru before the Resolution of Memorialization is adopted. The Board grants Mr. Parvesse the authority to delete one or two parking spaces and the recommendations in the reports stand including masonry enclosure for dumpster; applicant agreed board-on-board fence and screening on the southeast side.

7. Old Business / New Business / Correspondence -

Request for Zoning Change (4100 Quakerbridge Road)

Mr. Caton gave a description of the property which is located at 4100 Quakerbridge Road at the intersection with Lawrence Station Road. Mr. Caton stated it is zoned industrial and it is the old testing facility that was abandoned and is on a 37 acre tract and Avalon Run borders on both sides. The owner, Mr. Berger, has written to the Board asking to consider changing the use in the Master Plan as the first step for re-zoning. It has been zoned since 2005 as age restricted residential use. There was a purchaser in 2005 for development; however, the plans fell through; Mr. Berger is proposing changed in use to HC (highway commercial) and indicated Costco is interested along with other retail uses. Mr. Caton stated he would not have a problem endorsing this change.

Mr. Krawczun agreed with Mr. Caton that it is difficult to market age restricted units and would be a good project and is compatible with the other uses on Quakerbridge Road. Chairperson Weisberg stated that age restricted has imploded. Councilman Puliti stated that the piece of land needs to be finished and supports the change. Mr. Caton state the Land Use Law has approved to convert age restricted to non-restricted. Mr. Duff asked if there are any other options for this piece of property.

Mr. Caton stated because of the frontage on Quakerbridge Road and the Route 1 corridor, Costco is appropriate to accommodate the use as well as the land use around it has changed. There will be a 50' buffer in the back for Avalon Run (which is a rental complex). Mr. Caton will prepare a memorandum to amend the Master Plan and the Board can consider it.

7. Adjournment:

There being no further to come before the Board, the meeting was adjourned at 8:45 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

  
Susan J. Snook  
Recording Secretary

Minutes Approved: \_\_\_\_\_  
