

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
WEDNESDAY, JUNE 19, 2013, 7:00 P.M.

Present: John Gladwell
Bruce Kmosko
Charles E. Lavine
Samuel Pangaldi
Frank Scangarella, Vice Chair

Absent: Leona Maffei (Absent/excused)
Melissa Saunders (Absent/excused)
Peter F. Kremer, Chair (Absent/excused)

Also Absent: Brian Slaugh, Planning Consultant, Clarke•Caton• Hintz (Excused)
James L. Kochenour, P.E., P.P., Traffic Consultant (Excused)

Also Present: Brenda Kraemer, P.E., Assistant Municipal Engineer
Edwin W. Schmierer, Attorney, Mason, Griffin & Pierson
Sara A. Summiel, Recording Secretary

1. Statement of Adequate Notice

Adequate notice of this meeting of the Lawrence Township Zoning 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. RESOLUTION:

Resolution 12-13z approving Conditional Use, Use & Bulk Variances Application No. ZB-1/12 and Preliminary & Final Major Site Plan with Waivers Application No. SP-1/12.2012 LAWRENCEVILLE ASSOCIATES (Formerly Ferber Construction), Brunswick Pike & Bakers Basin Road, Tax Map Page 36.01, Block 3601, Lots 1-4, 28, and 30-37.

Mr. Schmierer referred to Mr. Kochenour's email memorandum regarding the draft Resolution for the above application. He proceeded to review the suggested and helpful clarification for Condition 19 regarding the entrance roads at Bakers Basin Road. He requested the Board's review of suggested clarification for Condition 19, where the applicant agreed "to shift the main circulation aisle on the north side of the site 2'-3' to the east."

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Resolution 12-13z - Continued

After review, the Board accepted Mr. Kochenour's clarification to Condition 19. (See Attachment No. 1) Mr. Schmierer stated that the suggested clarification could be adopted into the Resolution. Also, per the Board's review and discussion, there were other typographical errors to be corrected.

Mr. Gladwell moved and Mr. Pangaldi seconded to approve Resolution No. 12-13z, as Amended.

Vote:

AYES: Gladwell, Kmosko, Lavine, Pangaldi, Scangarella

NAYES: None

ABSENT: Maffei, Saunders, Kremer

4. MINUTES:

April 17, 2013 – Regular Meeting

Mr. Gladwell moved and Mr. Pangaldi seconded to approve the minutes. This carried on the following voice call vote: AYES (4) NAYES (0) ABSENT (3) INELIGIBLE TO VOTE (2)

5. Old Business/New Business/Correspondence: None

6. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:09 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:

August 21, 2013