

Lawrence Township Planning Board  
Regular Meeting  
Monday, August 17, 2015

Present: Christopher Bobbitt  
Ian Dember  
Philip Duran  
Richard S. Krawczun, Municipal Manager  
James Kownacki, Councilman  
Stephanie Pangaldi  
Kim Taylor, Vice Chairperson  
Doris Weisberg, Chairperson

Excused Absence: Terrence Leggett

Absent: Diego Samuel

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. **Public Participation (for items no on the agenda)**

None

3. **Minutes for Approval**

Monday, July 20, 2015 minutes were unanimously approved; moved by Councilman Kownacki and seconded by Ian Dember.

4. **Resolutions**

Resolution of Memorialization No. 21-15 approving Major Site Plan – Preliminary & Final Approval with Variances & Waivers Application No. SP-15/12; **Public Service Electric & Gas Co.**; 60 Bunker Hill Road; Tax Map Page 27.01, Block 2701, Lots 33 – 38 & 40 was not available.

Resolution of Memorialization No. 22-15 approving Major Site Plan – Preliminary & Final Approval Application No. SP-5/15; **2700 Brunswick Pike Realty, LLC, (Chrysler Dodge Jeep Ram)**; 2700 Brunswick Pike; Tax Map Page 22.01, Block 2201, Lot 21 was not available.

Chairperson Weisberg stated that she was going to re-arrange the agenda.

5. **Applications**

Major Site Plan Application No. SP-7/15; **Lawrence Alternate Route 1 Car Wash**, 2458 Brunswick Pike; Tax Map age 21, Block 2101, Lot 40.01.

Robert Ridolfi, Esquire represents the applicant and stated he was to appear before the Board at tonight's meeting; however, due to the nature of review memorandums received, the applicant thought it was best to ask for a postponement and there is a staff meeting scheduled to discuss the memorandums and plans will definitely need to be revised and submitted for review again.

Mr. Ridolfi stated he had noticed everyone within 200' of the site and submitted proof of publication and notice with the Board's secretary well in advance of this meeting and would be carried to the October 19, 2015 meeting without the need to re-notice or re-publish. Mr. Yoskin stated the notice was reviewed and did comply and the application was deemed complete, the Board has jurisdiction and the Board does have the authority to take jurisdiction over the case and carry it to a later meeting.

Chairperson Weisberg stated the Planning Board has taken jurisdiction on this application and will reconvene on the October 19<sup>th</sup> meeting and because of the notifications that have already been done, there will be no more notifications. It will be on the agenda and the next meeting will be October 19, 2015 at 7:00 pm.

A member of the audience wanted to know if was definitely going to be on October 19<sup>th</sup> and not be cancelled again. Chairperson Weisberg stated as far as she knows, yes. The concerned citizen stated it was supposed to be scheduled for tonight. Chairperson Weisberg stated there were some issues that have to be worked out and will be held on October 19<sup>th</sup>. Mr. Yoskin stated the control is of the applicant and not the Planning Board. They have the right to do what they did tonight.

Informal Capital Project Review; **Lawrence Township Board of Education**; Eggert Crossing Road; Tax Map Page 27.01, Block 2701, Lot 13.

Herbert Seeburger of Van Cleef Engineering Associates represented on behalf of his client of the Lawrence Township Board of Education to present an on-going project that they have. Also present was Thomas Eldridge, Board of Education Administrator.

Mr. Seeburger gave a history of the project that for the past many years the School Board has been renting and/or leasing space in Ewing Township. They had in their plans for many years to be able to move the warehouse space into Lawrence Township to have it closer to the schools. The opportunity came up in the beginning of this year and by March of 2015; they purchased the old Mrs. G's warehouse on Eggert Crossing Road. It is an excellent location for the school, the type of building that they needed. The School Board began to use the warehouse as a ware house facility storing paper goods, janitorial goods, everything they need to run the school.

They would like to in the future, expand to use a little bit more of the property that is there. They do not want to change the use of the property; it will be continued as a warehouse facility. They would like to take some of the other property, clean it up and re-organize what was once pavement and unorganized parking in the back. They would like to construct a three-sided lean two to park some of their vehicles (tractors, park maintenance vehicles, snow plows) to keep out the weather.

They are currently parked by the middle school and were recently cleaned up. Mr. Eldridge stated one thing the School Board is concerned about is the parking area because the existing blacktop is broken up; it is a dangerous situation and would like to replace the black top.

Mr. Seeburger stated the Board of Education will agree to clean up the property which has been started. Mr. Eldridge stated the School Board would plant evergreen trees; install sidewalk; building will be repainted; roof will be redone and the rusted fencing will be replaced. The address will be 290 and have no plans putting up lettering signs.

Mr. Duran asked about if the fuel tank will be removed or replaced. Mr. Eldridge stated the tank is removed and is currently on gas. Mr. Caton asked if any lighting is proposed. Mr. Eldridge responded that there is some minor LED lighting, egress lighting, for the building. The electrical service is being upgraded; the fire alarm system has been installed; the structure of the building is sound. Mr. Eldridge also stated that all of the shipping containers that have been there since 1980, probably 16 of the, by the High School will be removed.

Mr. Yoskin stated it requires that the Planning Board at some point devote one full meeting to presentation and review of the Board of Education's long range facilities plan and that you do by resolution. Since the long range facilities plan is related to the Master Plan, do the ten year review, you do not need to vote on this application.

6. **Old Business / New Business / Correspondence**

None

7. **Adjournment:**

There being no further 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,



Susan J. Snook  
Recording Secretary

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

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