

Lawrence Township Planning Board  
Regular Meeting  
Monday, July 20, 2015

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

Excused Absence: Stephen Brame, Councilman

Absent: Terrence Leggett  
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, June 1, 2015 minutes were unanimously approved.

4. **Resolutions**

Resolution of Memorialization 8-15 for Major Site Plan – Preliminary & Final Site Plan Application No. SP-4/15; **Rider University**, 2083 Lawrence Road; Tax Map Pages 27 and 28, Block 2801, Lot 24 was unanimously approved.

5. **Applications**

Major Site Plan – Amended Preliminary & Final Approval Application No. SP-3/15; **The Bridge Academy**, 1958 Lawrence Road; Tax Map Page 30.02, Block 3004, Lot 155.

Mr. Dember has a conflict and excused himself at 7:02.

Mr. Goldberg of Stark & Stark represented the applicant and presented to the Board that a Resolution was granted for preliminary and final site plan approval with several variances eight years ago. One of the conditions of approval was a five-year limitation on the modular classroom (1,800 ft.). That five year period expired and the applicant is looking for an extension. The applicant is asking for an indefinite approval and if the Board only approves a five-year extension, the applicant will have no objection.

Witness #1: Jayne Pellegrino, Business Administrator for the Bridge Academy. Ms. Pellegrino stated she was familiar with the approval in 2007 for the placement of two modular classrooms on the property. Ms. Pellegrino explained that Bridge Academy is for children with base disabilities. The school has been in this location since 2003 with the modular classrooms added in 2009. There are 66 children, which has been for the last six to seven years; in 2009 the staff was 27 and presently at 29. The hours are 7:45 am to 2:45 pm. Teachers stay to 3:00; expect on Monday and Wednesday, the staff stays to 4:00. There are approximately 12 students in each modular (a total of 24). Ms. Pellegrino stated she is not aware of any parking issues and has a good relationship with Adath Israel. The buses come in one route and line up with a full time staff member to monitor the buses coming in, as they are filled, the bus goes around the parking lot and exits, which is consistent since the two modular classrooms have gone in and there is no problem.

Per the report of Clarke Caton & Hintz, dated July 7, 2015, it was recommended that evergreen trees on the southern side be planted by the classroom, copy attached. Ms. Pellegrino stated there are future plans for the Academy and will be coming back to the Board with additional paper work; however; there is nothing definite.

If the land is sold, the lease will be retained with Adath Israel for a couple of years until any or all issues are resolved for the additional site. The State would have to come in and give approval; various classrooms which will be a lengthy process.

Chairperson Weisberg stated it is not our practice to give an indefinite extension; therefore, it would be for a five-year extension.

Minor Subdivision with Variance Application No. S-2/15; **Joseph Longo**; Tulane Avenue; Tax Map Page 13.02, Block 1311, Lots 6 & 7.

Mr. Goldberg of Stark & Stark represented the applicant. Mr. Goldberg presented to the Board that Mr. Longo owns the house at 50 Rolfe Avenue and there are two (2) separate tax parcels. Pursuant to Section 400 of the Lawrence Township Land Use Ordinance, an issue of merger has occurred and one lot that is undersized.

Mr. Krawczun stated after discussing this application with the Planning Board Attorney, he has a conflict and has excused himself at 7:14 p.m.

The purpose of this subdivision and variances requested is for a residential house to be built on Lot 7. The residential house will be used by the applicant's son, Chris Longo. This property has been treated as two separate lots and were created pursuant to a subdivision in 1913.

Witness #1: Joseph Longo, owner of the property for the past 39 years (purchased in 1976). Mr. Longo hoped to build a house on Lot 7 and have been treated and taxed separately. Lot 6 has Mr. Longo's residence, a pool and a shed. Lot 7 is an empty lot.

Mr. Longo is building a home at the current time for his son and family, who is Chris Longo, along with his three children. Mr. Longo agreed to plant additional trees along Tulane Avenue; the wood fence will be removed; there is a shed on Lot 6 and no shed on Lot 7. The proposed dwelling will be set back about 13' from the property line and a will have no objection to installing a privacy buffer.

Mr. Duran asked how this house compares to the other houses in the neighborhood. Mr. Longo stated there are all different size houses in the neighborhood and is comparable to the other homes in the area.

Witness #2: James Kyle, Kyle Planning & Design presented Exhibit A1: Architecturals, dated February 9, 2015 and Exhibit A2: Site Plan (colored rendered version), dated March 26, 2015. Mr. Kyle presented to the Board that the frontage is on Tulane Avenue and the proposal is to have a blacktop driveway with access to Tulane Avenue. Lot 6 takes access from Tulane Avenue with frontage on Rolfe Avenue. There is an existing shed, a pool with a deck connecting to the back, an additional shed to the property line. There is a tent like structure in the back of Lot 7 which was a temporary structure and will be removed. Mr. Longo will remove one of the shed's on Lot 6 per a comment of Clarke Caton & Hintz report dated July 8, 2015, copy attached.

A subdivision was done in 1913 from a County map which has existed for better part of a century. Lot 6 is 9,349.5' (which will remain) and Lot 7 is 6,000 sf; required by the ordinance is 7,500 sf in the R-4 zone. Mr. Kyle went over the comments in Mr. Caton's report dated July 8, 2015, copy attached. Mr. Kyle went over the non-forming existing conditions, which is not affected by the proposal for this subdivision. The lot area is 6,000 sf; the maximum square foot living area is 1,881 sf permitted where 2,232 sf is proposed. Two street trees will be planted.

Exhibit A3: 2012 Arial Photograph & Tax Parcel Base Map which explains the lots that are different sizes in the area and 80% are less than 6,000 sf in size. There are a variety of different types of homes such as capes, bungalows, large modern homes that are 4,000 to 5,000 sf that occupy the lots.

Mr. Kyle continued that when you look at the situation it does have a hardship to acquire additional land to make these conforming lots, such as Lot 2 is Eldridge Park; on Lot 5 there is an existing dwelling and extends to Lot 7 which makes no additional land to purchase. There will be no substantial impact to existing neighborhood and no impact to the park. The proposal is for a 2,232 sf house; who will be occupying the house and it is designed for a modern family of four. A two-story size house is proposed and this type is consistent with the neighborhood.

Mr. Caton asked if any other architectural designs were considered because the house selected is 36' wide and 30' deep which is a larger dimension than the street; so for the same square footage, if the house was oriented in the opposite way, would appear less large from the street which is the purpose of the ordinance from the public right-of-way.

Witness #3: Christopher Longo stated he will be living in the house and stated he worked with a couple different architects and this is the best design because he needs four bedrooms for his children. If a square house was designed, the bedrooms would be offset and would not flow. Mr. Duran asked why there are no windows on the park side of the house. Mr. Longo stated there are two down stairs and one upstairs, see Exhibit A4: Elevations, Floor Plan, dated March 24, 2015, copy attached.

The Board discussed two (2) street trees be provided along the frontage on Tulane Avenue for Lot 7 as a buffer. Councilman Kownacki stated the street trees can be moved to the Township property (Eldridge Park) by the fence and Mr. Caton stated one tree be on Lot 6 and one on Lot 7. If the applicant agrees, one tree can be planted on Township property.

Mr. Caton summarized the conditions. Mr. Lou Pizzone of 28 Tulane Avenue stated that it would be a benefit to the neighborhood.

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

None

7. **Adjournment:**


There being no further to come before the Board, the meeting was adjourned at 7:59 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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