

LAWRENCE TOWNSHIP PLANNING BOARD MEETING  
Monday, April 3, 2017

Present: Maria Connolly  
Philip Duran  
James Kownacki, Councilman  
Richard Krawczun, Municipal Manager  
Terrence Leggett, Vice Chairperson  
David Maffei, Mayor  
Stephanie Pangaldi  
Diego Samuel  
Doris Weisberg  
Edward Wiznitzer, Chairperson

Absent: None

Excused Absence: Kim Taylor

Also Present: Phil Caton, Planning Consultant  
James F. Parvesse, Municipal Engineer  
Edward Schmierer, Planning Board Attorney  
Susan Snook, Recording Secretary

**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 and the Trentonian newspapers.

**Oath of Office:**

Ms. Pangaldi was placed under oath. Mr. Schmierer, Esquire administered the oath.

**Public Participation (for items not on agenda):**

None

**Minutes for Approval:**

None

**Resolutions:**

Resolution No. 11-17 for Major Site Plan – Preliminary & Final Site Plan with Variance Application No. SP-14/16; **Long's Own One, LLC (Volvo Cars Princeton)**; 2931 Brunswick Pike; Tax Map Page 35.03, Block 3507, Lots 6, 7, and 8 was unanimously approved.

**Applications:**

Minor Subdivision Application No. S-5/16; **Greenacres Holding Company**; 2116 Lawrence Road; Tax Map Pages 30.02 & 30.04, Block 3004, Lot 198.

Mr. Backinoff represented the applicant and stated this Board approved the application for the Lennar Greenacres Residential Community for 98 units. This application is for the purchasing of another acre for a better alignment for one of the holes on the golf course. The piece of property in question is where the

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Diocese owns the college related project on Route 206. In back of this property that the Diocese owns is large triangular piece of property. The golf course has been using this piece of property since the 1960's. There is even a question is the Diocese has a prescription rights because the golf course has been using it for so long. The Diocese and Greenacres has worked out an agreement, they have a contract for Greenacres to purchase that one acre piece of property. There will be no changes to anything that is going on there, it is not intended for any type of construction, and it is going to be part of the golf course. It is cleaning up the title and also fulfilling the condition of approval from the Lennar application.

Witness #1: Martin Katz, PE testified that the applicant is taking one acre of land from the Diocese piece and adding it to the Greenacres piece. As far as the use on either side, nothing is going to change, the Diocese is not using anything beyond the row of crosses at the back of their property and the golf course is currently using it. There is no change in use, the only thing being changed is the area of each lot.

Mr. Katz continued it is to clean up the title and have been using it for so long. It is also to preserve the conservation piece behind the Diocese. There are no negative impacts because there is no change on the use, the Diocese property, and no improvements; however, there are a couple of bulk variances to do with the Diocese piece, no new structures are being proposed.

Mr. Duran asked did such a lot come to be in the first place because it is a bizarre shape. Mr. Backinoff responded by saying back in the 1960's Greenacres actually picked up approximately 9 acres parcel, which is adjacent to that one acre and at that time they thought they purchased this piece because it looked like it was part of what they purchased and no one made such a fuss. Since the 1950's or 1960's Greenacres has been using this piece of property.

Phil, a member of Greenacres stated his parents lived on Burning Tree Lane since the early 70's to the mid 1990's. When the golf course was a farm, as were the houses on Burning Tree Lane, Greenacres purchased, one of the houses is owned by the Diocese, which was in the late 1950's or early 60's, we have cut the grass, grown trees there, used as their own property, there is a row of vegetation of trees all along that property and the houses that abut Route 206 to separate the houses from this tract. Also been used by Greenacres and nothing to do with any of the houses on Route 206.

Reports from the Municipal Engineer dated March 21, 2017 and Clarke Caton & Hintz report dated March 21, 2017 are attached.

Mr. Caton stated the conditions.

Major Site Plan – Preliminary & Final Approval Application No. SP-12/16 and Minor Subdivision Application No. S-4/16; Coleman Buick-Cadillac; 300 & 500 Renaissance Boulevard; Tax Map Page 42.07, Block4201.01, Lots 32.02 & 32.03

Chairperson Wiznitzer stated that this application is not going to be heard tonight. Mr. Parvesse stated the Board should take jurisdiction and carry the matter to the June 19, 2017 meeting. Mr. Schmierer stated jurisdiction in order and the Board can.

**Old Business / New Business / Correspondence:**

None

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**Closed Session Resolution:**

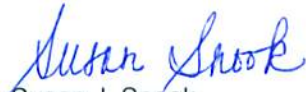
None

**Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 7:14 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook  
Recording Secretary

Minutes approved: April 15, 2017