

**LAWRENCE TOWNSHIP PLANNING BOARD
REGULAR MEETING
MONDAY, JUNE 15, 2009, 7:30 P.M.**

Present: Keith Dewey
Philip B. Duran
Marcy Kleiner
Richard S. Krawczun (Class II)
Paul A. Penna
Michael S. Powers, Council (Class III)
Pamela H. Mount, Mayor (Class III)
Falk Engel, ALT. #1
David C. Maffei, ALT. #2
James S. Kownacki, Vice-Chairman
Nathaniel Moorman, Chairman

Also Present: James F. Parvesse, P.E., Municipal Engineer
David M. Roskos, Attorney, Sterns & Weinroth
Philip B. Caton, Planning Consultant, Clark•Caton• Hintz
Sara A. Summiel, Recording Secretary

1. 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, Monday, June 8, 2009.

2. Public Participation : (None)

3. Resolution of Memorialization 9-09 approving Preliminary & Final Site Plan with Variances and Waivers Application No. SP-7/08, RIDER UNIVERSITY – SYNTHETIC TURF FIELD, 2083 Lawrenceville Road, Tax Map Page 28.03+, Block 2801, Lot 24, and Block 2701, Lot 5 (memorializes formal action taken December 15, 2008).

Mr. Duran moved and Mayor Mount seconded to approve Resolution No. 9-09.

AYES: Duran, Kleiner, Krawczun, Penna, Mount, Kownacki, Moorman
NAYES: None
ABSENT: None
INELIGIBLE TO VOTE: Dewey, Powers, Engel, Maffei

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4. HUNT HOUSE (NORTHWEST PARK) – Courtesy Review for Mercer County. (See Attachment No. 1 – Letter from Mercer County Park Commission, dated June 4, 2009)

The public hearing was recorded.

The following individuals were present from the Mercer County Park Commission:

- Anthony J. Bonasera, Environmental Scientist
- Leslie Floyd, Planning Department

Mr. Bonasera referred to his letter dated June 4, 2009, and gave an overview of the planned improvements regarding the Lawrence-Hopewell Trail and facility improvements within Rosedale and Northwest Parks. He reviewed the Concept Plan and described the Mercer County Park Northwest to be comprised of five separate open space acquisitions that total 1,600 acres. The Commission is proposing to design a recreational development to preserve the outward and rural appearance of the park, and environmental interpretation areas. He explained that the proposed Lawrence-Hopewell Trail will run through the Northwest portion of Mercer County Park will connect to the Keefe Road portion and the existing trail along the Pennington-Rocky Hill Road. Once completed, the total length of the trail will be a 20-mile loop connecting neighborhoods, historic places, parks, Bristol-Myers Squibb and Educational Testing Service. He stated that the Hunt House is a big aspect of the Concept Plan and development located in the Rosedale Park. In addition, he gave an overview of the expansion and rehabilitation of the existing parking lots; the restrooms; the restoration of the original farmhouse; the proposed new water and septic system; the administrative offices; the planned use of the Hunt House; and the Astronomy Viewing area. He stated that all the site improvements are being coordinated with the Department of Environmental Protection and the State's Historic Preservation Office. The expansion and rehabilitation of existing parking lots along Blackwell Road, lot in Rosedale Park, and others at the Hunt House site will accommodate picnic groups and other ongoing activities. He proceeded to give a brief overview of the Environmental and Historic Interpretation Areas, and the location of information kiosks where trail maps would be available. With regard to the wetlands to protect the habitat of the wildlife, the Commission explained that an inventory has been taken of certain species of wildlife. A brief discussion followed by the Board with regard to the schedule for the site improvements. Mr. Bonasera explained that the improvements would take about nine months and then at least one year for the house restoration once all the necessary permit approvals are received from Department of Environmental Protection.

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5. SUSTAINABILITY ELEMENT OF MASTER PLAN – Presentation by Clark Caton Hintz - (See Attachment No. 2)

The public hearing was recorded.

Also presented was Beth McManus, Professional Planner of Clark Caton Hintz. Ms. McManus gave a power point presentation and stated that because of the ANJEC Grant the Township of Lawrence will be one of the first communities in New Jersey to do a Sustainability Master Plan. Ms. McManus gave an update about the adoption of the Municipal Land Use Law Amendment to formally permit Green Buildings & Environmental Sustainability Element of the Master Plan, and the ongoing efforts by New Jersey Chapter of the American Planning Association with regard to the points system for Certification. She proceeded to review some of the sustainable topics such as, Transportation linkages, land use mix, stormwater, as well as, other sustainable topics. With regard to the ANJEC grant proposals, she outlined the required work schedule for the execution of the grant, development of the project work plan, drafting the vision and goals, the community outreach and the development of the draft element. Mr. Krawczun addressed the budget and stated that in addition to the grant of \$7,000, an additional \$10,000 would come from the Township for the elements in general. A discussion followed by the Board with regard to what would be a workable action for the Master Plan in outlining sustainable principles and the establishment of the Work Group. Messrs. Duran, Penna and Kownacki volunteered to be a part of the required Work Group. A kick-off meeting will begin in July 2009. A brief discussion followed by Mr. Roskos with regard to the Ewing/Lawrence Sewerage Authority's septic disposal and whether there were any interconnection between the sewer quality treatments in the sustainability concepts. Ms. McManus indicated that many concepts could be considered, as the Planning Board give input.

6. PUBLIC HEARING – MASTER PLAN AMENDMENT – Amended 3rd Round Housing Element – (See Attachment No. 3 – Mr. Caton's Report dated June 15, 2009 Re: Modification to the Amended Third Round Housing Element and Fair Share Plan)

The public hearing was recorded.

Mr. Caton referred to his report dated June 15, 2009, (See Attachment No. 3, Modifications to the Amended Third Round Housing Element and Fair Share Plan) and gave a brief summarization of the proposed Housing Element. Also, he gave an overview of the six modifications outlined in his report.

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PUBLIC HEARING – MASTER PLAN AMENDMENT – Amended 3rd
Round Housing Element – Continued

Following a brief discussion by the Board with regard to the Growth Share projections over a 20-year period and extension of controls on affordable rental units, the following action was taken by the Board to adopt the Amended 3rd Round Housing Element.

Chair Moorman and the Board commended Mr. Caton for the extensive work done on the Affordable House initiatives.

Public Comment: None

Action:

Mr. Dewey moved and Mr. Krawczun seconded to adopt the Amended 3rd Round Housing Element.

AYES: Dewey, Duran, Kleiner, Krawczun, Penna, Powers, Mount,
Kownacki, Moorman

NAYES: None

ABSENT: None

INELIGIBLE TO VOTE: Engel, Maffei

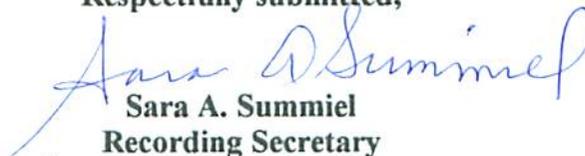
7. Old Business/New Business/Correspondence: - None

8. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 9:00 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,


Sara A. Summiel
Recording Secretary

MINUTES APPROVED: September 21, 2009