

**LAWRENCE TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MONDAY, SEPTEMBER 21, 2009, 7:30 P.M.**

**Present:** Keith Dewey  
Philip B. Duran  
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

**Absent:** Marcy Kleiner (Absent/excused)

**Also Present:** James F. Parvesse, P.E., Municipal Engineer  
Michelle Lamar, Attorney, Sterns & Weinroth  
Beth McManus, 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, Tuesday, September 15, 2009.

**2. Public Participation : (None)**

**3. Minutes for Approval:**

**June 15, 2009 (regular)**

Vice Chair Kownacki moved and Mr. Krawczun seconded to approve the minutes. This carried on the following voice call vote: AYES (8)  
NAYES (0) ABSENT (1) INELIGIBLE TO VOTE (2)

**July 20, 2009 (regular)**

Vice Chair Kownacki moved and Mr. Krawczun seconded to approve the minutes. This carried on the following voice call vote: AYES (8)  
NAYES (0) ABSENT (1) INELIGIBLE TO VOTE (2)

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**4. Referral From Council: Amendment to LUO – Riparian Zones and PVD 3 Zone re: AH Units requirement**

Mr. Parvesse referred to Memorandum dated July 23, 2009, and gave a brief explanation regarding the Amendments. He explained that the recommendation for the Riparian Zones provides for buffers that sit within the DEP regulations. He stated that this amendment would bring areas such as Stony Brook, Rosedale Park, ETS and all upstream tributaries for each category into compliance with the DEP Stormwater Management regulations. A brief discussion took place by Beth McManus with regard to the regulations and its revisions for Affordable Housing in the PVD 3 Zone. Ms. McManus stated that by amending the revisions opportunity would be given to bring the Land Use Ordinance into compliance with the recently adopted "Housing Element", the "Fair Share Plan" and the new COAH Rules. A brief discussion took place by the Board with regard to an applicant achieving both the positive and negative criteria for a "d" variance, and the Eastampton's recent Ruling on whether Affordable Housing would be an "inherently beneficial use" to a municipality. The Board stated its approval of the Amendments to the Land Use Ordinance and the return of the Referral to Council's for their appropriate action.

Mr. Dewey moved and Mr. Krawczun seconded to approve recommendation and refer back to the Council.

**Vote:**

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

**NAYES: None**

**ABSENT: Kleiner**

**INELIGIBLE TO VOTE: Engel, Maffei**

**5. Lawrence Township Board of Education (Lawrence High School), Princeton Pike (2402/2) – Courtesy Review of Signage.**

The public hearing was record. Chair Moorman explained that the hearing was a Courtesy Review and not an application to vote upon.

The following individuals were present and placed under oath.

- Thomas Eldridge, Board Secretary & Business Administrator
- Bolden Hitchcock, Director of Facilities & Building

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**Lawrence Township Board of Education (Lawrence High School), Princeton Pike (2402/2) – Courtesy Review of Signage. – Continued**

Mr. Eldridge gave a brief overview of the history with regard to the demolition and reconstruction of the Lawrence Township High School, as well as, the removal of the old sign. He explained that the new sign would replace the old sign. He further explained that during the original courtesy review of the site plan, the discussion about the new sign was inadvertently omitted. He stated that the new sign would help the School to elevate their level of communication, by showing S.A.T. registration and/or other information about activities to be hosted at the High School. He added that the High School host many recreational and swimming programs. The new sign will be placed in front of the School. The new sign is an 8-foot Daystar Elite 32x96 sign to include an (15 s.f.) identification sign and an (15 s.f.) electronic message sign. Mr. Hitchcock proceeded to give an overall description of the proposed illuminated computerized and cable terminated sign. (See Attachment No. 2) He further explained that the sign would have the ability to change the number of lines and timing of displays. Mr. Kownacki addressed the height of the sign and questioned whether the height could be reduced to a monument sign. He stated his concerns and felt that the height would negatively change the character of the High School. Mr. Eldridge stated that the sign has already been purchased by the Board of Education. Following a lengthy discussion by the Board stating their thoughts about the height of the sign, Ms. Manus referred to Mr. Slaugh's report dated September 15, 2009, and suggested that if the sign were to be shifted toward the south new driveway, there would be a greater setback at a lower grade. Also, Ms. Manus suggested that the base of the sign be landscaped and the design colors match building façade. Mayor Mount addressed the replacement of street trees and Mr. Eldridge agreed to install along Gainsboro Road and Princeton Pike. With regard to the height and location of the sign, he expressed the need for visibility. He expressed the School's desire to have the sign close to the school and not too far away, so that it would not identify with the Middle School. Mr. Krawczun questioned whether the sign could be placed on a timer during the night. Mr. Eldridge stated that it is the School's intention to shut off at 10 p.m. with the exception of the back portion fluorescent light. Following a discussion by the Board, the Board of Education agreed to work with the Township Professionals for the location of the sign in order to increase the set back, limit the changing of messages, ensure proper voltage, conserve on the times of operation and provide additional landscaping.

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6. Old Business/New Business/Correspondence: -

Old Business: Mr. Penna gave a brief statement regarding the Sustainability Committee. He stated that there have been two meetings to review the list of priorities. He added that the list of priorities will be narrowed down. Also, at their next meeting in October, there will be a review of the scope and specifics.

7. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:35 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

  
Sara A. Summiel  
Recording Secretary

MINUTES APPROVED: November 16, 2009