

**LAWRENCE TOWNSHIP ZONING BOARD
REGULAR MEETING
WEDNESDAY, OCTOBER 21, 2009, 7:30 P.M.**

Present: Stephen Brame
Michael Ehret
Bruce Kmosko (Alt. #1)
John Gladwell (Alt. #2)
Peter F. Kremer, Chair

Absent: Robert Kulak (Absent/excused)
Cathleen Lewis (Absent/excused)
Leona Maffei (Absent/excused)
Charles Lavine, Vice Chairman (Absent/excused)

Also Present: Brenda Kraemer, P.E., Assistant Municipal Engineer
Edwin W. Schmierer, Attorney, Mason, Griffin & Pierson
Sara A. Summiel, Recording Secretary

1. Statement of Adequate Notice

Adequate notice of this meeting of the Lawrence Township Zoning 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, the Trentonian and the Lawrence Ledger newspapers on Wednesday, October 14, 2009.

2. Public Participation - None

3. Minutes for Approval: September 16, 2009 (No Action was taken.)

4. Resolutions:

Resolution of Memorialization 13-09z approving Use Variance & Site Plan Waiver Application No. ZB-5/08, NEW JERSEY CONFERENCE OF SEVENTH DAY ADVENTISTS, INC. 23-3-2307 Brunswick Pike, Tax Map Page 15, Block 1502, Lot 1. (formal action taken 4/15/09)

Mr. Brame moved and Mr. Kmosko seconded to approve Resolution No. 13-09z.

Vote:

AYES: Brame. Kmosko. Gladwell. Kremer

ABSENT: Kulak. Lewis. Maffei. Lavine

INELIGIBLE TO VOTE: Ehret

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Resolutions - continued

Resolution of Memorialization 18-09z approving Bulk Variance Application No. ZB-9/09, LEEANN WALKER (CHARLES SHUPE), 2 Allwood Drive, Tax Map Page 30.01, Block 3007, Lot 22 (formal action taken 9/16/09).

Mr. Brame moved and Mr. Kmosko seconded to approve Resolution No. 13-09z.

Vote:

AYES: Brame, Ehret, Kmosko, Gladwell, Kremer

ABSENT: Kulak, Lewis, Maffei, Lavine

Resolution of Memorialization 19-09z Denying Minor Subdivision Application No. S-4.07, DOUGLAS S. KEHNR, ESQUIRE, 208 Bakers Basin Road, Tax Map Page 40.01, Block 4001, Lot 29 (formal action taken 9/16/09)

At the applicant's request, no action was taken on this matter.

5. **Application No. ZB-10/09 (IRA & DEBRA BASEMAN), Bulk Variance, 5 Van Kirk Road, Tax Map Page 65.04, Block 6501, Lot 138.**

The public hearing was recorded. The Board took jurisdiction.

Ira and Debra Baseman, the applicant, appeared on their own behalf and were placed under oath. Mr. Baseman gave a brief history of the application and the prior construction of an addition that took place about four years ago. He explained that at the time of the constructed addition, they were only able to do what was necessary. The applicant is now seeking approval to construct a one and a half story detached three-car garage to be 1,312 sq. ft. in size. In addition to the proposed garage, the applicant is proposing a small recreation room and power room for spill over space above the garage. The applicant stated that the garage would block 75 percent of the house. The applicant explained that there is existing vegetation behind the property and along the left side that will serve as a buffer to the neighbor at the east with the appropriate setback from the street. The applicant is requesting a variance from the rear and side yard setback and building height. The applicant is requesting an overall building height of 27 feet. With regard to the design of the garage, the applicant agreed to use material consistent with the historic nature of the house. Mrs. Kraemer referred to her report dated October 15, 2009, and addressed the variances for the existing non-conformities. The applicant stated their need for the additional space for their children since there is no basement and currently, no garage.

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Application No. ZB-10/09 - Continued

Also, Mrs. Kraemer suggested that the applicant install dry wells at all downspout locations and to limit construction in the existing dripline. The applicant agreed to comply with all of the comments and recommendations. Also, the applicant provided testimony with regard to the proposed location for the garage, stating that the opposite area is a septic field and the owner of the neighboring flag lot expressed no interest to sell. The Board accepted. Following a brief discussion by the Board and Mrs. Kraemer with regard to the room above the garage, the applicant agreed to comply with the limited use of the recreation room and agreed to file, for recording, the necessary Deed Restriction, which includes restriction of sanitary connections. Also, the Board stated that the above room could never be used as a living residential area. The applicant agreed to comply. (See attachment No. 1 – Reports.)

Exhibits:

- A-1 Site Survey Plan, dated 7/10/09
- A-2 Photographs (No. 1 –21)
- A-3 Plans & Elevations, dated 10/5/09

Witness:

Max Hayden, Professional Architect (Sworn- in)

Public Comment: None

Mr. Brame moved and Mr. Ehret seconded to approve the application, including variances, subject to all appropriate conditions and the recommendations contained in the Township Professionals' reports.

Vote:

AYES: Brame, Ehret, Kmosko, Gladwell, Kremer
ABSENT: Kulak, Lewis, Maffei, Lavine

6. Old Business/New Business/Correspondence

Mrs. Kraemer reviewed the upcoming schedule with the Board. Also, she requested the Board to review their personal calendars to ensure enough Board Members would be available for the November 18th meeting since it is scheduled during the week of the NJ League of Municipalities' Conference. She stated that contact would be made with the absent Board Members.

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7. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m.

Digital audio file of this meeting is available upon request. (Please note that the sound system was not operating.)

Respectfully submitted,



Sara A. Summiel
Recording Secretary

MINUTES APPROVED: _____