

LAWRENCE TOWNSHIP PLANNING/ZONING BOARD MEETING MINUTES
WEDNESDAY, AUGUST 12, 2020

THOSE PRESENT: Steve Miletta, Vice Chairman Veronica Sergiacomi
 Tony Lamanteer, Zoning Officer John Tisa
 Fran Hancock George Ripper
 Erwin Sheppard Joe Miletta
 Kathy Rodman, Sec. Nathan VanEmbden, Solicitor

THOSE ABSENT: Al Humeny** Greg Yacabell** **Excused
 John Roesly** John Knoop**
 Delbert Peterson

The Lawrence Township Planning/Zoning Board held their monthly meeting on Wednesday, August 12, 2020. This was an in-person meeting and was held in accordance with the Open Public Meeting Act and was opened by Vice Chairman, Steve Miletta.

A motion was made by Tony Lamanteer and seconded by George Ripper to approve the minutes of the July 8, 2020 meeting.

Next we had correspondence from the County Planning Board that Bob Brewer and Sherry Reindeau are retiring Sept. 1 and that Matthew Pisarski will be the new head of the County Planning Department and they are in the process of changing their name to the Department of Planning, Tourism & Community Affairs.

Tiffany Morrissey, the Planner that was hired to review our Master Plan, was present at the meeting and introduced herself and began speaking about some of the topics of discussion for the Master Plan and advised that our Village designation is about to expire, but that the time to file for it has been extended and that the Township should definitely look to renew that designation due to the fact that it would benefit the township should they ever decide to tie into a sewer system. She also discussed a performance bonding update and look into Open Space & Recreation. When she previously met with the Zoning Officer and Chairman of Planning Bd and members of the Twp. Committee they also discussed the Redevelopment Plan, change to Land Use Law from 2019 Infrastructure.

Tiffany then began discussing the list of items that we had sent to her to review. The first being Agricultural housing. As it stands, Ag housing is an allowed use in R-1, R-2 & R-3 & Ag zones. Erwin would really like to see it confined to just the Ag zone. This will be taken into consideration.

Airbnb's – there really are no local restrictions on these but the Planning Board thinks it would be wise to be able for the Township to have some control over them. As of this date, we have one rental housing unit that is registered as a rental and requested to be used as an Airbnb. Permission was granted by the

Housing Office with the condition that if it becomes a problem with neighbor complaints, the permission may be revoked.

Group Homes – It was brought up at last month’s meeting that the 2 group homes in the township were heavy users of the township EMS services. Tiffany explained that she did not think that the township could assess any penalties and John Tisa & Joe Miletta of the EMS and Fire Co. respectively said that they would have to have a certain designation of some sort for the EMS to assess charges. It was brought up that the Township has an Ordinance addressing the excessive calls for the State police for false smoke/burglar alarms. Maybe something like that could be brought up to the Township Committee.

In regards to renewable energy, as stated in last month’s minutes, the Township & the Board would like to keep this open so that it would be inviting for future renewable energy/solar projects. There was discussion about making an Industrial area the length of the railroad line or some portions of it, including the Redpack property. Tiffany will include this in her review.

Also, Tony Lamanteer, our Zoning Officer, will be sending over the criteria that Deerfield Twp uses in reference to moving residential structures into the township requiring inspection of the structure prior to the move, which is more of a Construction issue.

As mentioned above, the Board wants to encourage alternative energy including windmills and solar.

In reference to encouraging improvement along Main Street, it was discussed that the problem with some improvements is that our township is all septic systems and it is hard to get approvals for many improvements due to the limitations of having a septic and any repairs or replacement of septic systems has to go through the Cumberland County Health Dept.. The Township is keeping their options open in case the time ever comes when we are presented with the option to tie into a sewer system. It was discussed that it may be appropriate the site improvement standards as a guide for future improvements of properties in the Main Street area which would trigger the installation of sidewalks and encourage walkability.

Tiffany will take all of this into consideration and prepare a report for the next meeting, which is scheduled for Sept. 9, 2020.

With no further business, the motion was made to adjourn the meeting at 9:00 p.m. by Steve Miletta and seconded by George Ripper.

Respectfully submitted,

Kathy Rodman, Planning/Zoning Board Secretary