

Lawrence Township Planning Board/Zoning Board Minutes

Cedarville, N.J. 08311

Wednesday March 9, 2022

Those Present: John Knoop- Chairman

Joe Miletta

Fran Hancock

Steve Miletta

Greg Yacabell

Tony Lamanteer

Mark Sergiacomi

Stephen Nardelli-Fralinger Engineering

George Ripper

Nathan VanEmbden-Solicitor

John Roesly

Kellie Donato-Secretary

Those Absent: John Tisa** Al Humney** Skip Bowman** Excused**

Delbert Peterson

The Lawrence Township Planning Board/Zoning Board held their Monthly Meeting at the Lawrence Township Municipal Building on Wednesday March 9, 2022 at 7:00pm. This meeting was held in accordance with the Open Public Meeting Act and was conducted by Chairman-John Knoop.

First order of business Roll Call was taken then minutes from the February 9, 2022 meeting were approved. A motion was made by Joe Miletta and seconded by Greg Yacabell. All were in favor.

Next order of business was Austin Investments LLC. which Terry Bennett, the Attorney for Austin Investments stated they are not ready for Final Approval even though Preliminary Approval was granted at last month's meeting. Austin Investment will re-appear in front of the board on April 13, 2022 with their details of Road Development/Frontage to Benson Ave. A motion was made by Joe Miletta and seconded by Steve Miletta. All were in favor.

Next on the agenda was QIHE Food Group 685 Main Street Cedarville, N.J. 08311. Represented by Terry Bennett asking for a variance for an Accessory Building. Before any discussion took place, Nathan VanEmbden read a letter from Matt Pisarski Cumberland County Department of Planning, Tourism and Community Affairs. Mr. Pisarski stated in his letter that their Office never received a formal application or site plans for continuation of construction at 685 Main Street. In order to continue with adding more Greenhouses and construction QIHE Farm is required to present Site Plans to their office for further development at this site which will require a formal Site Plan Application. Mr. Wayne Shelton Construction Official is working with them to get this matter in order.

With that being read Terry Bennett introduced Eleanor Ma Project Manager/Interpreter for Mr. Da and Mr. Lime to speak on their behalf in asking for a variance for a garage that has been converted into a living quarter to be granted. Mr. Wayne Shelton Construction Official for Lawrence Township was sworn in and said the building was done with no proper permits. Mr. Shelton then proceeded to let the board know what is taking place at the Mushroom farm and how he is helping them get back on track with all required permits. He then suggested to the board that they move out of the garage/living quarter and start over with proper permits.

With a lengthy discussion the board took Mr. Shelton's suggestion that they move out of the garage/living quarter and set up a temporary trailer until they decide whether or not to gut the inside of the building and start all over in compliance with the township with proper permits or find other arrangements.

After along discussion QIHE Food Group withdrew their application for the variance and will appear in front of the board in the near future with proper site plans and permits. The board allowed them to have 15 months for compliances and completion or as needed.

A Roll Call was taken:

Steve Miletta-yes	Joe Miletta-yes
John Knoop-yes	Mark Sergiacomi-yes
John Roesly-yes	George Ripper-yes
GregYacabell-yes	Tony Lamanteer-conflict
Fran Hancock-conflict	

A motion was made by Joe Miletta and seconded by Greg Yacabell. Those who said yes were all in favor

With no further business John Knoop made a motion to adjourn and seconded by Steve Miletta.

Meeting was adjourned at 8:35pm

Respectfully submitted,

Kellie Donato

Planning Board Secretary