

Lawrence Township Planning/Zoning Board Minutes
Wednesday, Feb. 10, 2021

This meeting was held virtually, due to the current pandemic at GoToMeeting.

THOSE PRESENT: Al Humeny, Chairman	Erwin Sheppard
Steve Miletta, Vice Chairman	Veronica Sergiacomi
Joe Miletta	John Tisa
Tony Lamanteer, Zoning Off.	John Roesly, Jr.
Fran Hancock	George Ripper
John Knoop	Stephen Nardelli, Eng.
Greg Yacabell	Kathy Rodman, Sec.
Nathan VanEmbden, Sol.	Tiffany Cuvillo, Planner

THOSE ABSENT: Delbert Peterson

The Lawrence Township Planning/Zoning Board held their monthly meeting virtually, via GoToMeeting on Wednesday, Feb. 10, 2021 at 7:00 P.M. This meeting was held in accordance with the Open Public Meeting Act and was conducted by the Chairman, Al Humeny.

The first order of business was to approve the minutes of the Jan. 13, 2021 meeting. Chairman Humeny inquired if it would be ok for all of the motions would be made by him and seconded by the Vice Chairman Steve Miletta. All in attendance were in favor of this so Al made the motion to approve the minutes of the Jan. 13, 2021 meeting and it was seconded by Steve, the minutes were approved.

Next was the discussion of the model Ordinance for the Planning Board to review of the Stormwater Management Plan so that they could recommend it to be adopted by the Township Committee. Erwin would like Nathan to draw up a Resolution to give to the Township Committee sooner rather than later, the Stormwater Management Plan is supposed to be adopted by March 2, 2021, Erwin said if Nathan can draw up something adopted by the Planning Board to be given to the Township Committee, than possibly it could be done by the end of March. Al then asked if there was anyone from the public who would like to have any input on this matter, and there was not. Nathan will work on the Resolution so that the Township can move forward in adopting the Stormwater Management Plan. Al made the motion to move forward and Steve seconded, all in attendance were in favor, there were no objections.

Next order of business was the minor subdivision of James Dzierwinski. This is for Block 130 Lot 4 located on Snyder Avenue. Mr. Dzierwinski's father owns the land, which is 2 acres and they plan to subdivide into two 1 acre lots and Mr. Dzierwinski will sign over 1 lot to his son, James, Jr. Al asked Stephen, our Engineer to give an overview of his review and Stephen said the lots will be conforming to the current Zoning requirements and explained that Snyder Avenue is a gravel road that is maintained by the Township. Al asked if there were any problems with getting emergency equipment back in that area and John Tisa, who is a fire company member said they go on calls in that area and have no

problems with getting their equipment in. Al asked if George Ripper, who is the Supervisor of the Lawrence twp. Road Dept. had anything to add, and George said that Snyder is a lot like many of the township roads in that area. No variances were needed for this subdivision. Al made the motion to approve the subdivision and Steve seconded it. All in attendance were in favor, it was a unanimous vote with no objections, the minor subdivision was granted.

The next order of business was discussion of a letter sent to the Planning Board from the Township Committee in reference to the old public works garage being offered for sale at a public auction. The Township Committee would like the Board to consider changing the zoning on this parcel from a P-Public Zoning District to a VR-Village Residential Zoning District, which is in line with the zoning of the surrounding properties. There was much discussion about how to re-zone this property. In the end, Tiffany suggested that it be included in the Master Plan Re-exam as an item to be re-zoned or re-developed due to the fact that it has been used as a garage and that way anyone wishing to purchase it could possibly use it according to the Master Plan.

Next was discussion of the Master Plan Re-examination. Tiffany advised that Parts 1 & 2 were included in the draft that was given to members. Tiffany advised that Part 3 includes the update of bonding for site plans and update for State Plan Centers. She recommends that we keep the designation Cedarville Village Center. Part 4 the recommendations were:

1. Flag lots-to ensure that property was developed without stems to back, we revise the Ordinance to make them a Conditional Use and as such they would have to come to the Board.
2. Fencing – our current ordinance states that fences should be 1 foot off of property line. Tiffany suggests we amend to state that property owner wishing to erect a fence needs a fence permit and they would have to provide a survey, plot plan or sketch to the surrounding property owners, with proof that they notified them of such and come to the zoning office for the permit. There was quite a bit of discussion about this, some members did not feel that a person wishing to put up a fence should have to produce a survey, since that can be quite costly. It was decided that if a property owner is putting up a fence within 5 foot of the property line, then they would need to notify the neighbors, and a plot plan or sketch would suffice.
3. Agriculture Employee Housing would be located in Agricultural Zones only. If it is a Conditional Use, they need to come in to the Planning Board.
4. Air bnb's – This was brought up a few meetings ago, when we had a rental property owner inquire if they could use their rental as an Air bnb . The Construction Office has heard nothing else in reference to this and if the Township sees the need, they could create an Ordinance for them to be licensed for short term rentals.
5. Renewable Energy – Discussions about solar and community Solar, these types of projects will have to come to the board for a variance.
6. Industrial Zoning was discussed.

The next item brought up was Public Charging Stations for electric vehicles for which the township has not seen a large volume of need for. This can be addressed if the issue becomes more prominent.

At this point it was a motion was made by John Tisa and seconded by Steve Miletta to open to the public and there was no public comment. It was then closed to the public with a motion by Al and seconded by Steve Miletta.

It was then that Al made the motion to have the Re-examination of the Master Plan as Tiffany has proposed approved by the Planning Board and sent to the Township Committee for adoption and the motion was seconded by Steve Miletta. All in attendance were in favor, except Veronica, who had left the meeting before this motion was made.

A motion was made by Al Humeny and seconded by Steve Miletta to adjourn the meeting due to no further business at 8:50 p.m.

Respectfully submitted,

Kathy Rodman
Planning/Zoning Board Secretary

KLR