

LAWRENCE TOWNSHIP PLANNING/ZONING BOARD MEETING MINUTES

WED., FEB. 12, 2020 7:30 P.M.

THOSE PRESENT: Al Humeny, Chairman	Erwin Sheppard
Steve Miletta, Vice Chairman	Veronica Sergiacomi
Joe Miletta	John Roesly, Jr.
Tony Lamanteer, Zoning Officer	George Ripper
Fran Hancock	Delbert Peterson
Greg Yacabell	Nathan VanEmbden, Solicitor
Stephen Nardelli, Eng.	Kathy Rodman, Sec.

THOSE ABSENT: John Knoop**	**Excused
John Tisa**	

The Lawrence Township Planning/Zoning Board held their monthly meeting on Wednesday, Feb. 12, 2020. The meeting was held in accordance with the Open Public Meeting Act and was opened by Chairman Al Humeny.

A motion was made to approve the revised minutes of the Jan. 8, 2020 Reorganization meeting by John Roesly, Jr. and seconded by Joe Miletta. All in attendance were in favor, minutes approved.

Under New Business there was an application for DGGs Holdings for a minor subdivision for Block 195 Lot 17, also known as 345 Main Street, Cedarville, NJ. Dean Marcolongo is the attorney for Gerard Reilly, owner of DGGs Holdings. Mr. Marcolongo explained that the application is for a proposed hardware store and take-out ice cream shop. It is a minor subdivision with a lot line adjustment due to the fact that Mr. Reilly will be acquiring a piece of property from Robert & Misty Sheppard of Block 195 Lot 2 so that he can put in a new underground septic system with a field bed. It includes a D2 Use Variance for the expansion of the septic field bed and it is located in VB Zone with no residential allowed.

They are also seeking a D1 Use Variance, a Technical variance, 2 C Variances and a waiver from a site plan and wetlands. Also a waiver from creating a parking lot since there is already a crushed stone parking lot on the side of the building on Maple Avenue. There will be 1 paved handicapped parking space and a variance for signage.

Gerard Reilly owner of DGGs Holdings was sworn in and testified. He told the board that he has done a complete renovation of the inside of the former hardware store. He will be taking the septic design to the Cumberland County Health Dept. on Thursday, Feb. 13 at 10:00 a.m. He will be paving one handicap parking place and he said that the Hardware Store will be open 7 days a week from 7:00 a.m.-5:00 p.m. and that the Ice Cream Stand will probably be seasonal and open 7 days a week from 11:00 a.m.-9:00 p.m. As far as the parking lot lighting he did put in LED lights and does not want to make anything too bright to be considerate to the neighbors. The application is asking for a waiver of paving the parking lot that is already in use. It is crushed stone and they will be paving one handicap parking space but would

like to keep the rest crushed stone. Board Member Greg Yacabell said he agreed that the crushed stone is better since if it was all paved it would create flooding on the Maple Avenue side. There will be two 6' tall lighted ice cream cone signs facing Maple Avenue for the ice cream stand.

Separate from the store are 5 bays that can be used for seasonal machine rental/repair & equipment such as lawn mowers and other equipment. At that point a motion was made by Tony Lamanteer and seconded by Delbert Peterson to deem the application complete and accept all testimony and close to new business, all in attendance were in favor.

Mr. VanEmbden then recited inclusions for the subdivision which will be put into a Resolution and will include all of the setbacks and variances and the waivers for the site plan and wetlands. It will include the fact that they will leave the crushed stone for the parking lot and pave a handicap parking space. A 1' by 2' sign will be added and DGGs Holdings will follow up with a new drawing. A motion to pass the subdivision with lot line change was made by Al Humeny and seconded by John Roesly. A roll call vote was taken with the following votes:

Al Humeny – yes	Veronica Sergiacomi - yes
Erwin Sheppard – yes	George Ripper - yes
John Roesly – yes	Delbert Peterson - yes
Tony Lamanteer – yes	Fran Hancock - yes
Steve Miletta – yes	Greg Yacabell – yes

Motion passed. A motion was then made to adjourn the meeting by Joe Miletta and seconded by George Ripper. Meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Kathy Rodman
Secretary