LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, May 20, 2026

Present:	Howard Cohen Christina Hultholm Jeffrey Johnson Mehdi Raza Bruce Kmosko, Alternate #1 Jeffrey Edelstein, Alternate #2
Absent:	Joseph Blaney Olga Dember Sarah Siggelakis
Also Present:	Edwin Schmierer, Zoning Board Attorney Brenda Kraemer, P.E., Assistant Municipal Engineer James Kyle, Planning Consultant

Statement of Adequate Notice:

Adequate notice of this reorganization and regular meeting of the Lawrence Township Zoning Board of Adjustment has been provided by filing the annual meeting schedule with the Municipal Clerk as required by law, and by filing this agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building, and mailing to the Trenton Times newspaper.

Minutes:

April 15, 2026 minutes were unanimously approved.

Public Participation (for items not on agenda):

none

Applications:

SVM Group, LLC

Use Variance Application No. ZB-3/26 and Minor Subdivision Application S-1/26
Lawrence Avenue and Lawrence Road, Tax Map Page 23.02, Block 2314, Lot 6.01

Mr. Schmierer confirmed proof of notice was in order. The applicant was represented by Dino Spadaccini Esq., who introduced the application and provided a brief outline. The applicant is requesting variances and minor subdivision approval for a parcel of land currently owned by Saint Ann Church and designated with Educational Government Institution zoning. The applicant's surveyor explained the site location and the two lot proposal. The surrounding residential uses are located in the R-4 Zone and the two new lots can meet all R-4 criteria, understanding that variances from EGI Zone requirements will be necessary. The surveyor reviewed the engineering department memorandum and agreed to comply. There was discussion regarding establishment of reasonable impervious coverage for future homeowner improvements so that subsequent applications to the Zoning Board would not be needed for accessory and customarily incidental uses. There was also a discussion of stormwater management improvements that could be made on a small scale which will be included in a resolution if approved.

Paul Gleitz, PP, was recognized as an expert in planning and provided testimony regarding the use variances needed, bulk variances needed and the compatibility with the neighborhood. He reviewed Master Plan and Land Use Ordinance objectives and concluded that the proposed application furthers the purposes of both by promoting a variety of housing types, proximity to retail uses and neighborhood walkability, and efficient use of land. He stated the property has been under-utilized for years and the land is suitable for

the proposed use. He opined that there would be no detrimental impacts on the surrounding properties and minimal traffic. He also stated that utilizing the required setbacks for the EGI Zone would result in a non-buildable lot.

During questions, the Board requested additional discussions and information regarding the d variances from both Mr. Gleitz and the Planning Consultant, Mr. Kyle. The Board was guided by Mr. Kyle's report dated May 13 and the case law provided.

One member of the public, Mr. Christopher Garruba, questioned the distances between dwellings. There were no other questions or public testimony.

After discussions and deliberations, the Board decided that the applicant had met the burden of proof and the size/scale of the project aligns with the intent and purpose of the zoning plan and is an appropriate use of the property. The Board voted unanimously to approve the application.

Other Business:

None

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

Brenda Kraemer

Brenda Kraemer
Acting Recording Secretary

Minutes approved: 6-17-26