

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, December 17, 2025

Present: Christina Hultholm, Chairperson
Jeffrey Johnson, Vice-chairperson
Howard Cohen
Bruce Kmosko, Alternate #1

Absent: Olga Dember

Excused Absence: Joseph Blaney
Sarah Siggelakis

Also Present: Edwin Schmierer, Zoning Board Attorney
Brenda Kraemer, P.E., Assistant Municipal Engineer
Elizabeth McManus, Professional Planner

Statement of Adequate Notice:

Adequate notice of this 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:

The minutes of November 19, 2025 were unanimously approved.

Resolutions:

None

Public Participation (for items not on agenda):

There were no public comments.

Applications:

Bulk Variance Application ZB-8/25, **James and Meredith Kilduff**, 27 Nassau Drive, Tax Map Page 60, Block 6001, Lot 15

The applicant has requested bulk variance approval to permit construction of a covered front porch and accessible ramp at his residence on Nassau Drive. The property is located in the R2-B Zone. A 40' front yard setback is required; however, to provide an accessible ramp and porch area, a width of 8' is desired which requires a 3' variance from the zone parameters.

The homeowner submitted a detailed narrative which was discussed with the Board. The proposed front porch will be architecturally consistent with the neighborhood and is an integral part of an accessible entrance. The professional reports were discussed and additional testimony was provided by the applicant. It was noted that a prior owner had constructed a rear enclosed porch which does not meet current setback requirements. The Board was amenable to granting relief for this existing condition as well as relief for the proposed front porch.

There were no questions or comments from the public. The Board voted to grant approval to the application.

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Use and Bulk Variance Application ZB-3/25, Nelson Campos and Maria Garcia, 84 Meriline Avenue, Tax Map Page 13.02, Block 1308, Lots 35-37

The Board accepted jurisdiction at the November 19 meeting and directed the Administrative Officer to inform the applicant's attorney that appearance was required in December and further extensions would not be granted. The attorney was so informed and in addition was advised to send notice via regular mail to all residents within 200' of the property per list supplied by the Township. There has been substantial interest in the application.

The attorney did not attend the meeting and did not provide any communication to the Board. Upon the advice of the Board Attorney, the Zoning Board voted to deny the application. Several neighbors asked questions about how this matter would be resolved. As there is a current court proceeding, the Administrative Officer will inform the court regarding the denial of the application.

Other Business:

None

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:30 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

Brenda Kraemer

Brenda Kraemer
Acting Recording Secretary

Minutes approved: 02-18-2026