

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, September 18, 2024

Present: Joseph Blaney
Olga Dember
Sheila Grant
Jeffrey Johnson, Vice Chairperson
Sarah Siggelakis
Bruce Kmosko, Alternate #1
Andrew Sukach, Alternate #2

Excused Absence: Christina Hultholm, Chairperson
Charles Lavine

Also Present: Sharon Dragan, Acting Zoning Board Attorney
Brenda Kraemer, P.E., Assistant Municipal Engineer
James Kyle, Planning Consultant
Jennifer Thomas, Recording Secretary

Statement of Adequate Notice:

Adequate notice of 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.

Public Participation (for items not on agenda):

There were no public comments.

Minutes:

March 20, 2024 minutes were unanimously approved.

Resolutions:

Resolution No. 10-24z, Extension of Approval; Bulk Variance Application No. ZB-3/23; **Dr. Pankaj Mohan**, 3870 Princeton Pike, Tax Map Pages 51.06 and 51.08, Block 5101, Lot 32.02 was approved per unanimous vote.

Applications:

Bulk Variance Application No. ZB-2/24; **Praveen Koval**, 11 Port Mercer Road; Tax Map Page 9, Block 5201.01, Lot 9

Witness #1: Thomas Mazza, Contractor, SRA Home Products, stated that the homeowner is seeking approval for a 16x14 sunroom to be constructed on a new deck with an 18x16 deck adjacent to the new sunroom. The homeowner is requesting relief on the rear yard setback of 25ft; proposing a setback of 9ft. It is Mr. Mazza's belief that adding this sunroom will improve/enhance Mr. Koval's property value and the overall area.

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Mr. Koval stated that granting this variance application will allow year-round use of the space as the family is not able to utilize the outdoor area due to the high heat generated by direct sunlight and the presence of bugs. He also plans on utilizing the sunroom to house family pets. It is his belief that adding the sunroom will enhance the property as the Board has approved previous applications in his development for such improvements.

Ms. Kraemer expressed concern that if this application is approved there will be little to no yard space left for future improvements such as a shed etc. Mr. Koval stated that he has no future plans for improvements.

The Board requested verification from Mr. Koval's Home Owners Association indicating they do not require approval for such improvements.

The application was approved and the applicant agreed to comply with any outstanding conditions in reports as discussed or modified by the Board.

Other Business:

The Board voted unanimously to move the Zoning Board meeting scheduled for October 16, 2024 from in-person to a Zoom meeting on that same date and time.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:34 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Jennifer Thomas
Recording Secretary

Minutes approved: _____

10/16/24