

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
Regular Meeting
Wednesday, August 20, 2025

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

Absent: Olga Dember

Excused Absence: None

Also Present: Edwin Schmierer, Zoning Board Attorney
Brenda Kraemer, P.E., Assistant Municipal Engineer
James Kyle, Professional Planner
Jennifer Lech, Recording Secretary

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:

Minutes from May 21, 2025 were unanimously approved.

Resolutions:

Resolution No. 12-25z: Bulk Variance Application No. ZB-6/25 James Radvany, 13 Buckingham Dr.; Tax Map Page 70.01, Block 7002, Lot 4, was approved.

Public Participation (for items not on agenda):

There were no public comments.

Applications:

Bulk Variance Application No. ZB-4/25, Sreenivas Vanga, 32 Canal View Dr., Tax Map Page 52.04, Block 5201.09, Lot 41.02

The applicant was represented by Erica Edwards, Esq. The applicant is seeking a floodplain buffer variance to build a new single-family home. The lot was originally created in 1995 to relocate the Ann Vaccaro house. Subdivision approval was granted by the Planning Board in 1999 to permit two lots. Several variances were granted by the Planning Board per Resolution 20-99. The prior application included establishment of a conservation easement which encompasses environmentally restricted areas. The variance is required for disturbance within 100' of a 100-year floodplain, something that was not required in the prior approvals.

Witness #1: Douglas Pelikan, PE, advised that applicant would like to move the house forward to gain area in the rear yard so that the applicant could install a deck and avoid the floodplain buffer. Ms. Kraemer expressed concern over encroachment into the floodplain area. Mr. Pelikan asked for a copy of the landscaping requirements from the Delaware Raritan River Canal Commission.

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Ms. Edwards sought clarification on the Board's position that even if permission was granted to move the house forward that there would still be no flexibility recreation improvements behind the house. It's Ms. Kraemer's belief that there would no usable area unless a different house design is considered. Mr. Cohen expressed concern over the proposed parking. Mr. Johnson inquired as to what is being done to mitigate public health safety and flooding concerns. Mr. Pelikan felt that these concerns have been satisfied and that the request to move the house forward would provide a bit more room for the buffer.

Ms. Edwards asked for a brief recess to consult with the applicant and consultants. After the recess Ms. Edwards requested a continuance to the next available meeting.

The Board voted to continue the application to the regular meeting scheduled for October.

Public Participation

Joseph Massone and Horri Chen, 28 Canal View Dr., feel that the house being considered is too large for the lot and are concerned for the buffer and floodplain. They believe that the applicant should consider an alternative house design. Mr. Massone is concerned that his property may suffer negative impacts from the construction of a new home.

Other Business:

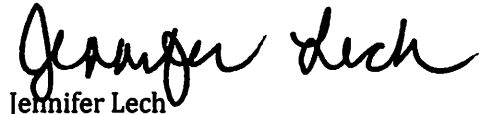
None

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:48 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Jennifer Lech
Recording Secretary

Minutes approved: 10/15/25