

LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT

Regular Meeting

Wednesday, September 17, 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 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:**

None

**Resolutions:**

None

**Public Participation (for items not on agenda):**

There were no public comments.

**Applications:**

Use Variance Application No. ZB-5/25, New and Living Way Ministries, 2500 Brunswick Pike., Tax Map Page 22, Block 2201, Lot 17.02

The applicant was represented by Kevin Diduch, Esq. The applicant has requested use variance approval to utilize a portion of the existing building at 2500 Brunswick Pike for a house of worship. The building currently contains office and medical office uses and is located in the Highway Commercial district.

Witness #1: Samuel Agresta, PE, PP, Agresta Engineering & Planning advised that the proposed use of the house of worship will not impact the neighbors in any way or conflict with the neighboring businesses.

Witness #2: Pastor Shannon Mason stated that since the pandemic approximately half of the congregation is now attending virtually with approximately 30-40 attendees for in-person church services. The church also offers trauma healing sessions, tutoring, ministry gatherings, clothing drives and food giveaways, which are mostly occurring during the evening/weekend hours. The church will not be offering a full-service kitchen. Pre-made sandwiches, cookies etc. will be served but not prepared onsite. Ms. Mason believes that the religious activities will not be disruptive to neighboring homes or other tenants in the

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building. Signage per the lease agreement is allotted to the marquee. The applicant agrees to request that the landlord upgrade the existing handicap striping for parking. Ms. Mason advised that they intend to remove the bathroom, but public restrooms are accessible on the lower level. Ms. Mason has agreed to comply with existing township noise ordinances and will install a form of soundproofing for the drums/keyboards.

Witness #3: Tracy Brannigan, Princeton Management Group, advised that her client will work with the Board regarding any exterior improvements. Ms. Brannigan stated that she is not aware of any noise complaints made at this location.

Mr. Johnson stated that he's not in favor of imposing a screening requirement.

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

**Public Participation**

David Patel, Landlord at Advanced Auto Parts, expressed concern regarding overflow parking/traffic issues and how his tenants would be affected. Mr. Dudich felt that there would be no impact on Advanced Auto Parts, but encouraged Mr. Patel to reach out to Ms. Brannigan should any issues arise.

Edward Walker, Drummer for New & Living Way Ministries wanted the Board to know that in his time with the congregation he has not received a single complaint regarding noise from the musical equipment.

**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,

Jennifer Lech  
Recording Secretary

Minutes approved: 11-19-25