

Lawrence Township Planning/Zoning Board Meeting
Wednesday, June 12, 2019
Cedarville, NJ 08311

THOSE PRESENT: Steve Miletta, Vice Chairman	Veronica Sergiacomi
John Knoop	John Tisa
Fran Hancock	Greg Yacabell
Erwin Sheppard	Kathy Rodman, Sec.
John Roesly, Jr.	Nathan VanEmbden, Sol.
THOSE ABSENT: Al Humeny	Tony Lamanteer**
George Ripper	Delbert Peterson
Elmer Bowman**	

The Lawrence Township Planning/Zoning Board held their monthly meeting on Wednesday, June 12, 2019. The meeting was held in accordance with the Open Public Meeting Act and was conducted by Vice Chairman Steve Miletta in Chairman Al Humeny's absence.

A motion was made to open to old business & approve the minutes of the May 9, 2019 meeting by John Tisa and seconded by Veronica Sergiacomi. All in attendance were in favor. A motion was then made to close to old business by John Tisa and seconded by John Knoop.

A motion was made by John Tisa and seconded by John Rosely to open to new business, which was reviewing the Consent Order prepared by Mr. VanEmbden. Mr. VanEmbden was explaining the appeal and the Whispering Woods Hearing, which was what was being held. At this time Mr. Henderson was asked to come forward and state his name & address which is William Henderson, 1862 Main Street, Port Norris, NJ. Mr. VanEmbden asked Mr. Henderson if he read and agreed with the Consent Order that was presented to everyone and was signed by Mr. VanEmbden, Mr. Gruccio & Judge Telsey on May 21, 2019 and Mr. Henderson said that he did agree.

At this time the meeting was opened to the public. The first person to speak was Susan Davis of 317 Factory Road. Ms. Davis said that she called the Cumberland County Clerk's Office and Atlantic City Electric and neither one of them knew of any easements. There was a question about Mr. Henderson had plans that showed an easement. It was explained that this was a legal subdivision done originally in 1989 with subsequent deeds filed and that 2 flag lots were created, one of which Mr. Henderson became the owner of. He originally came to the board in Oct. of 2018 and was denied permission to put a house on the lot due to a shortage of frontage to move the house in on. Ms. Davis had numerous questions about the proposed agreement and Mr. VanEmbden addressed them as they were posed.

At this time we went into a recess to see if the Planning Board Secretary could find a map that had the easement on it. She could not find any and we went back on the record. Mr. VanEmbden proposed that

he could modify the Resolution to reflect that any existing easement would not impair or infringe on Robin & Greg Henderson or Ms. Davis with the exception of Atlantic City Electric, who has a 10 ft. easement. Mr. Henderson agreed that before any work begins, he will have a survey done by Fralinger's and will not do any work without the survey & the markers in place. Ms. Davis had questions about the driveway, placement of septic & turn around for emergency vehicles. All was addressed and Mr. VanEmbden advised that Mr. Henderson will have to adhere to all setbacks, ordinances & Construction Codes of the township.

Robin Henderson was the next to speak and be sworn in. She resides at 327 Factory Road and wanted to ask exactly what Mr. Henderson would be putting up as she was told by him that he would be putting in a trailer. Mr. Henderson said that he did not know until survey is done and he sees what he has to work with but he understands that trailers are not allowed in the township. Mrs. Henderson feels that the township has done nothing for them and felt that Mr. William Henderson was trying to get board member on his side. She also believed that Mr. Henderson threatened to sue the township and that was why the board was "giving in".

Next up was Charles Everest, (I did not get an address). He was questioning why the township has Ordinances, which are basically laws, and why they were going to allow this if it was against Ordinance. Once again, he was told that this was created by a legal subdivision in 1989.

Next up was Scott Vanneman of 301 Factory Road. Mr. Vanneman stated that he could not understand why the board was bending the rules for Mr. Henderson, as he believes that he will not even be living in the home that he puts there and that he is a slum lord. Vice Chairman Miletta took exception to a few of Mr. Vanneman's comments and a heated discussion took place, which was promptly brought to an end.

A motion was then made to close the public comment portion of the meeting by Steve Miletta and seconded by John Knoop. All in attendance were in favor.

At this point Mr. VanEmbden explained that he will prepare a Resolution to make clear that a reference is made to the easement from Atlantic City Electric and the Resolution will indicate that the resident's would have no burden particularly Susan Davis & Robin & Greg Henderson. All other terms will remain the same. Mr. VanEmbden will prepare the Resolution and have it to the board secretary for review before the next meeting. At this point a vote was taken to allow Mr. VanEmbden to prepare the Resolution.

John Roesly & John Tisa abstained due to conflicts. A motion to have the Resolution prepared and amended was made by Erwin Sheppard and seconded by John Knoop. Vote was taken and recorded as follows:

Erwin – yes	John K. – yes
Veronica – yes	Greg – yes
Fran – yes	Steve – yes

Motion passed and Mr. VanEmbden will bring the Resolution to next meeting.

A motion to open to new business was made by Erwin Sheppard and seconded by John Knoop. The new business was a copy of a Notification given to Planning Board by Atlantic City Electric of their

intention to maintain power line rights-of-way. Mr. VanEmbden explained that they were renewing their license & spraying and maintain the rights-of-ways of power lines. A motion was made by Steve Miletta and seconded by Greg Yacabell to accept the notice and file it. All in attendance were in favor.

Next order of new business was Erwin explaining that the township is considering entering into an agreement with Dakota Power for a 336 acre solar project. Erwin showed the board where the proposed site would be, which is in the area of Shaws Mill and Factory Road. In order to move forward with this project there would have to be a redevelopment plan done and that would include reviewing the Master Plan and they would be willing to pay for this. The board has been discussing reviewing the Master Plan and was looking into possibly hiring a professional planner to help with this endeavor, so this would be a great step in moving forward with that at no expense to the township. It is still in the beginning stages of discussion and Erwin & Skip will keep the board informed of the decision when the township comes to a conclusion. At this time, with no further business, a motion was made to adjourn at 9:30 p.m. by Steve Miletta and seconded by Greg Yacabell, all were in favor.

Respectfully submitted,

Kathy Rodman
Planning/Zoning Board Secretary

KLR