

Lawrence Township Planning Board/Zoning Board Minutes  
Cedarville, N.J. 08311  
Re-Organization, Wednesday February 9, 2022

Those Present: John Knoop-Chairman                      Joe Miletta  
                    Fran Hancock    Elmer "Skip" Bowman  
                    John Tisa     Steve Miletta- Co-Chairman  
                    John Roesly    Tony Lamanteer-Zoning Off.  
                    Greg Yacabell     Stephan Nardelli-Fralinger-Engineering  
                    Mark Sergiacomi     Nathan VanEmbden-Solicitor  
                    Delbert Peterson     Kellie Donato-Secretary  
                    George Ripper

Those Absent: Al Humney \*\*    \*\*Excused

The Lawrence Township Planning Board/Zoning Board held their Monthly and Re-Organization Meeting at the Lawrence Township Municipal Building on Wednesday, February 9, 2022 at 7:00pm. This meeting was held in accordance with the Open Public Meeting Act and was conducted by newly Appointed Chairman- John Knoop.

First order of business was nominations, a motion was made by Delbert Peterson to nominate John Knoop as new Chairman and was seconded by Greg Yacabell. All in attendance were in favor. A motion was made by Joe Miletta for Steve Miletta to remain as Vice-Chairman and was seconded by Tony Lamanteer. All in attendance were in favor.

At this time Mr. VanEmbden swore in any members whose terms were up for renewal. Mark Sergiacomi was also sworn in as a new member. Stephan Nardelli will remain our planning board Engineer from Fralinger Engineering and Nathan VanEmbden will remain our Solicitor. Kellie Donato as our Secretary. The Daily Journal will also remain as our Advertising Newspaper. All in attendance were in favor.

Roll call was taken and second order of business was to approve the minutes from November 10,2021 meeting. A motion was made by Tony Lamanteer and seconded by Steve Miletta. All were in favor.

Next on the agenda was Austin Investments LLC. Block 169 Lot 1 on Ramah and Benson Ave. Lawrence Township Cumberland County N.J. for a Major Sub-Division. Represented by Attorney Terry Bennett and Engineer Rami Nassar from Schaeffer Nassar Scheidegg Consulting Engineers,LLC.

A Preliminary Approval was granted. The applicants will show more details of road development and frontage to improve Benson Ave and will supply drawings and calculations to the satisfaction of our Engineer leading up to return for Final Site Plan approval.

The following is a roll call vote:

John Knoop -yes	Steve Miletta -yes	Delbert Peterson-yes
Joe Miletta-yes	Tony Lamanteer-yes	
Fran Hancock-yes	Elmer "Skip" Bowman-no	
Mark Sergiacomi-yes	John Tisa-yes	
George Ripper-yes	Greg Yacabell-yes	

Motion was Approved for a Preliminary Approval.

With no further business John Knoop made a motion to adjourn the meeting and Steve Miletta seconded it. Meeting was adjourned at 8:20pm.

Respectfully submitted,

Kellie Donato  
Planning Board Secretary

Lawrence Township Planning Board/Zoning Board Minutes

Cedarville, N.J. 08311

Wednesday March 9, 2022

Those Present: John Knoop- Chairman

Joe Miletta

Fran Hancock

Steve Miletta

Greg Yacabell

Tony Lamanteer

Mark Sergiacomi

Stephen Nardelli-Fralinger Engineering

George Ripper

Nathan VanEmbden-Sollicitor

John Roesly

Kellie Donato-Secretary

Those Absent: John Tisa\*\* Al Humney\*\* Sklp Bowman\*\* Excused\*\*

Delbert Peterson

The Lawrence Township Planning Board/Zoning Board held their Monthly Meeting at the Lawrence Township Municipal Building on Wednesday March 9, 2022 at 7:00pm. This meeting was held in accordance with the Open Public Meeting Act and was conducted by Chairman-John Knoop.

First order of business Roll Call was taken then minutes from the February 9, 2022 meeting were approved. A motion was made by Joe Miletta and seconded by Greg Yacabell. All were in favor.

Next order of business was Austin Investments LLC. which Terry Bennett, the Attorney for Austin Investments stated they are not ready for Final Approval even though Preliminary Approval was granted at last month's meeting. Austin Investment will re-appear in front of the board on April 13, 2022 with their details of Road Development/Frontage to Benson Ave. A motion was made by Joe Miletta and seconded by Steve Miletta. All were in favor.

Next on the agenda was QIHE Food Group 685 Main Street Cedarville, N.J. 08311. Represented by Terry Bennett asking for a variance for an Accessory Building. Before any discussion took place, Nathan VanEmbden read a letter from Matt Pisarski Cumberland County Department of Planning, Tourism and Community Affairs. Mr. Pisarski stated in his letter that their Office never received a formal application or site plans for continuation of construction at 685 Main Street. In order to continue with adding more Greenhouses and construction QIHE Farm is required to present Site Plans to their office for further development at this site which will require a formal Site Plan Application. Mr. Wayne Shelton Construction Official is working with them to get this matter in order.

With that being read Terry Bennett introduced Eleanor Ma Project Manager/Interpreter for Mr. Da and Mr. Lime to speak on their behalf in asking for a variance for a garage that has been converted into a living quarter to be granted. Mr. Wayne Shelton Construction Official for Lawrence Township was sworn in and said the building was done with no proper permits. Mr. Shelton then proceeded to let the board know what is taking place at the Mushroom farm and how he is helping them get back on track with all required permits. He then suggested to the board that they move out of the garage/living quarter and start over with proper permits.

With a lengthy discussion the board took Mr. Shelton's suggestion that they move out of the garage/living quarter and set up a temporary trailer until they decide whether or not to gut the inside of the building and start all over in compliance with the township with proper permits or find other arrangements.

After along discussion QIHE Food Group withdrew their application for the variance and will appear in front of the board in the near future with proper site plans and permits. The board allowed them to have 15 months for compliances and completion or as needed.

A Roll Call was taken:

Steve Miletta-yes	Joe Miletta-yes
John Knoop-yes	Mark Sergiacomi-yes
John Roesly-yes	George Ripper-yes
GregYacabell-yes	Tony Lamanteer-conflict
Fran Hancock-conflict	

A motion was made by Joe Miletta and seconded by Greg Yacabell. Those who said yes were all in favor

With no further business John Knoop made a motion to adjourn and seconded by Steve Miletta.

Meeting was adjourned at 8:35pm

Respectfully submitted,

Kelle Donato

Planning Board Secretary

Lawrence Township Planning Board/Zoning Board Minutes  
Cedarville, N.J. 08311  
Wednesday, April 13, 2022

Those Present: John Knoop-Chairman                      Joe Miletta  
                         Steve Miletta-Co-Chairman                      Skip Bowman  
                         Tony Lamanteer    John Tisa  
                         Greg Yacabell

Those Absent: Fran Hancock\*\*                              Delbert Peterson  
                         George Ripper\*\*    Mark Sergiacomi  
                         John Roesly\*\*    Al Humeny

Excused\*\*

The Lawrence Township Planning Board/Zoning Board held their Monthly Meeting at the Lawrence Township Municipal Building on Wednesday, April 13, 2022 at 7:00pm. This meeting was held in accordance with the Open Public Meeting Act and was conducted by Chairman-John Knoop.

First order of business Roll Call was taken, then minutes from March 9, 2022 meeting were approved. A motion was made by Joe Miletta and seconded by Steve Miletta. All were in favor. Next was signing of Resolutions.

Resolution 2022-04 Austin Investments LLC. Preliminary Approval until they appear in front of Board for a final with their details of road development & frontage to Benson Ave.

Roll Call was taken: Those Present  
                         John Knoop-yes    Steve Miletta-yes  
                         Joe Miletta-yes    Skip Bowman-yes  
                         Tony Lamanteer-yes    John Tisa-yes  
                         Greg Yacabell-yes

A motion was made by Tony Lamanteer and seconded by Steve Miletta. All were in favor. The committee also voted that Austin Investments will not have to do a Public Notice for the next meeting which will be held May 11, 2022, if they are ready. If not, a Public Notice will have to be acquired. A motion was made by Joe Miletta seconded by Steve Miletta. All were in favor.

Resolution 2022-05 QIHE Farms. Application of QIHE Farms for Use of Variance Approval here by acknowledged as Withdrawn and the applicant is granted permission to install temporary housing to accommodate their future compliance up to 15 months with code requirements.

Roll Call was taken: Those Present  
                         John Knoop-yes    Steve Miletta-yes  
                         Joe Miletta-yes    Skip Bowman-yes  
                         Tony Lamanteer-yes    John Tisa-yes  
                         Greg Yacabell-yes

A motion was made by Tony Lamanteer and seconded by Steve Miletta. All were in favor

Application: Joe Sorantino Block 239 Lot 83+85 219+225 Jones Island Cedarville, N.J. 08311  
Requesting Minor Sub-division Lot Line Change

Terry Bennett Represented Joe Sorantino. Committee reviewed application and Sub  
division plan. Nate VanEmbden swore in Joe Sorantino so he could explain his  
intentions of selling the property and making a minor Sub-division Lot line adjustment.

Committee approved the application and the minor Sub-division site plans..

Before Roll Call was taken John Tisa excused himself due to conflict

Roll Call was taken: Those present

John Knoop-yes	Steve Miletta-yes
Joe Miletta-yes	Skip Bowman-yes
Tony Lamanteer-yes	John Tisa-Conflict
Greg Yacabell-yes	

A motion was made by Joe Miletta and seconded by Greg Yacabell. All were in favor.

Open to Public Comment closed A motion was made by Steve Miletta seconded by Tony  
Lamanteer. All in were favor

With no further business Skip Bowman made a motion to adjourn seconded by Steve Miletta.

Meeting was adjourned at 7:31pm

Respectfully submitted

Kellie Donato  
Planning Board Secretary,

Lawrence Township Planning Board/Zoning Board Minutes  
Cedarville, N.J. 08311  
Wednesday, May 11, 2022

Those Present: Steve Miletta-Co Chairman  
Tony Lamanteer  
Mark Sergiacomi

Joe Miletta  
Fran Hancock  
John Tisa

Those Absent: Skip Bowman\*\*  
George Ripper\*\*  
John Knoop\*\*  
Al Humeny

John Roesly\*\*  
Greg Yacabell\*\*  
Delbert Peterson

Excused\*\*

The Lawrence Township Planning Board/Zoning Board held their Monthly Meeting at the Lawrence Township Municipal Building on Wednesday May 11, 2022 at 7:00pm. This meeting was held in accordance with the Open Public Meeting Act and was conducted by Co-Chairman Steve Miletta.

First order of business Roll Call was taken. Then minutes from April 13, 2022 meeting were approved. A motion was made by Tony Lamanteer and seconded by John Tisa. All were in favor.

Correspondence: None

Signing of a Resolution:

Resolution 2022-06 Joe Sorantino Block 239 Lot 83+85 219+225 Jones Island Cedarville, N.J. 08311  
Minor Sub-division Lot Line Change.

Roll Call was taken: Those Present

Steve Miletta-Yes  
Tony Lamanteer\_Yes  
Mark Sergiacomi-Yes

Joe Miletta-Yes  
Fran Hancock-Yes  
John Tisa-Yes

A motion was made by Joe Miletta and seconded by John Tisa. All were in favor

Application: None

Other Business:None

Open Public Comment: Closed A motion was made by Joe Miletta and seconded by Tony Lamanteer. All were in favor.

With no further business Joe Miletta made a motion to adjourn and seconded by Mark Sergiacomi. All were in favor.

Meeting was adjourned at 7:32pm

Respectfully submitted

Kellie Donato  
Planning Board Secretary