

Lawrence Township Planning/Zoning Board  
Wednesday, July 10, 2019  
Cedarville, NJ 08311

THOSE PRESENT: Al Humeny, Chairman	Veronica Sergiacomi
Steve Miletta	Erwin Sheppard-came late
John Knoop	John Tisa
Tony Lamanteer, Zoning Officer	John Roesly, Jr.
Fran Hancock	George Ripper
Delbert Peterson	Greg Yacabell
Kathy Rodman, Sec.	Nathan VanEmbden, Solicitor

THOSE ABSENT: Elmer "Skip" Bowman\*\*

The Lawrence Township Planning/Zoning Board held their monthly meeting on Wednesday, July 10, 2019. The meeting was held in accordance with the Open Public Meeting Act and was conducted by Chairman Al Humeny.

A motion was made to open to old business by Steve Miletta and seconded by George Ripper. Under old business we would be approving the minutes of the June 12, 2019 meeting. It was brought to the board's attention that the minutes needed to be amended to reflect that the Agreement between Mr. Van Embden & Mr. Henderson's attorney, Mr. Gruccio was not being amended. The Agreement stands as a Superior Court Order unless Mr. Henderson would want to appeal. I, as the secretary thought that it was stated that the Agreement would be amended but it was actually that the Resolution would have the wording that I thought was being amended in the Agreement. Our solicitor advised that the Agreement is the agreement and cannot be amended. It would also be corrected to read that there were 6 votes in favor, not 9 as stated in the Resolution and that there were 2 who abstained. Therefore, I, as secretary, will amend the June 12, 2019 minutes to reflect same. A motion was made to accept the amended minutes by Greg Yacabell and seconded by John Tisa, all in attendance were in favor. Steve Miletta asked as to whether the property could be cleared and was advised that it could only be done so under the authority of the easement holder, who is Atlantic Electric.

A discussion was held in reference to the Resolution prepared by Mr. VanEmbden and it was amended to reflect that the vote taken in June should read 6-0 instead of 9-0. A motion was made to accept the amended resolution by Al Humeny and seconded by Steve Miletta. A voice vote was taken as follows:

Erwin Sheppard – was not at meeting yet  
Veronica – yes  
Fran – yes  
John Knoop – yes  
Greg – yes  
Steve - yes

A motion was made by Steve Miletta and seconded by Veronica Sergiacomi to close to old business.

A motion was made to open to New Business by John Knoop and seconded by George Ripper. Under new business was to approve the resolution, which was done.

The floor was then open for public comments. The first person to speak was Susan Davis of 317 Factory Road. Ms. Davis's first question was what stands as law the Agreement or the Resolution? Mr. VanEmbden explained that the Agreement was signed in Superior Court and that the Resolution is approved by the Board so the Resolution is the decision of this Board. She was also questioning how she will know where the property line is. It was explained the Mr. Henderson has to have a survey done to delineate the property. She then asked about two different maps and which one was correct at which point a discussion took place about that. Finally, John Knoop asked if he could interject and he advised her that if this is a property line dispute, that she may have to get a survey of her own done and it then becomes a civil court matter. At that point Ms. Davis became upset, she said she felt that the burden was being put on her to possibly get a survey and hire an attorney. She said that she had more questions but would not go forth with them at this time.

The next person to speak was Charles Earnest (Everest)? (I could not grasp his last name). He felt that Susan Davis had valid points and felt that the Planning Board was putting the burden on her. Al Humeny explained that the burden is not on the Planning Board and that the board's job is to look at each application separately and then vote on that application's merits. Al also explained that being a Planning Board Member is a voluntary position, they do not get paid, and that sometimes it is frustrating but that the Board looks at each application independently and is fair and impartial.

William Henderson, owner of 321 Factory Road, was next to speak and be sworn in. Mr. Henderson wanted to bring to the board's attention that he has a map with a Site Triangle on it and wanted to know if that would cause any issue for him building on his lot. He was told that he cannot put anything in the Township roadway. Secretary was asked to make copies of his map so the Mr. VanEmbden could have for his file and enter into record. Copies were made and when I returned, they were adjourning at 8:10 but we had to re-open the meeting due to the fact that Erwin Sheppard wanted to give the board some information in relation to the proposed solar project. So a motion to re-open the meeting was made at 8:11 by Steve Miletta and seconded by Greg Yacabell.

Erwin was talking about the proposed redevelopment that will be needed for Dakota Power to put in a solar field. He had maps that showed the proposed redevelopment area, which he said is Conservation & Residential. The map shows what areas they propose to be included and there was talk of changing the zoning requirements. The redevelopment allows for a PILOT program, Payment In Lieu of Taxes. The land is owned by Whibco/Seabranh Properties. What Erwin & Skip were inquiring was a feel for if the board thought it would pass since they had to sign a funding agreement that would allow Dakota Power to place money in escrow for the redevelopment process & it would help pay for a Professional Planner and that would aid the board in reviewing and possibly revising the Master Plan. The Committee will keep the board informed as the process moves forward.

With no further business a motion to adjourn was made by Steve Miletta and seconded by Veronica Sergiacomi at 8:35 p.m.

Respectfully submitted,

Kathy Rodman  
Planning/Zoning Board Secretary

KLR