

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for March 16, 2017 - 7:00 PM

A. MEETING CALLED TO ORDER

Pledge of Allegiance

CLOSED SESSION: To discuss possible litigation.

Approval of minutes of past meetings, Engineer's vouchers, etc.

Approval of resolution concerning applications heard on February 16, 2017:

Chewies, LLC: Block 18, Lot 27.01

B. DISCUSSION ONLY:

1. Discussion of subdivision approval: SUB 1432, Scott Peter, 14 & 16 Racetrack Drive; Block 535, Lots 54-60. Notice of Application has been questioned by residents within 200 feet of property.
2. Discussion of request from the Governing Body directing the Lower Township Planning Board to conduct an "Area in Need of Redevelopment Study" for the Cape May County Airport. (Resolution attached)

C. OLD BUSINESS:

3. Major subdivision & variance applications for the creation of eight (8) newly described lots. Variances needed for lot frontage & width, submitted by Clark DeGroff for the location known as Block 792, Lots 6.01, 6.02, 9 & 22-25, 638 Sea Grove Avenue, South of Canal. (SUB 1433A) **APPLICANT REQUESTS WITHDRAWING APPLICATION. ALSO REQUESTS APPLICATION FEES BE APPLIED TO NEW APPLICATION. NEW APPLICATION IS REDUCED TO SIX (6) LOTS WITH NO APPARENT VARIANCES.**

D. NEW BUSINESS:

4. Dune site plan review & hardship variance application to construct a single family dwelling exceeding the allowed height, submitted by Henry & Jami Stronski for the location known as Block 16, Lot 7, 19 Delaware Avenue, Villas. (Dune 17-1)
5. Major subdivision application for the creation of six (6) newly described lots, submitted by Clark DeGross for the location known as Block 792, Lots 6.01, 6.02, 9 & 22-25, 638 Sea Grove Avenue, South of Canal. (SUB 1435)

TOWNSHIP OF LOWER, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION #2017-87

Title: A RESOLUTION AUTHORIZING AND DIRECTING THE LOWER TOWNSHIP PLANNING BOARD TO CONDUCT AN "AREA IN NEED OF REDEVELOPMENT" STUDY FOR THE CAPE MAY COUNTY AIRPORT (BLOCK 410.01, LOT 36) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ.

WHEREAS, the County of Cape May (the "County") is the owner of the Cape May County Airport, Block 410.01, Lot 36 (the "Airport") which, among other uses, hosts a multiuse commercial and industrial park; and

WHEREAS, the County has partnered with the Delaware River and Bay Authority pursuant to an Acquisition Agreement and Ground Lease, under which the DRBA is responsible for the general maintenance and operation of the Airport; and

WHEREAS, both the DRBA, as manager, and the County, as owner, have committed significant monetary resources to and commenced construction of infrastructure and other improvements to the Airport as a part of a joint and collective effort to invigorate the complex, attract new commercial and industrial activity especially in high-tech aviation and developing industries, and create new jobs for County residents; and

WHEREAS, the Township of Lower, as the "host municipality" of the Airport, is a vital partner with the County and the DRBA in the plans for redevelopment and revitalization of the area; and

WHEREAS, the Township desires to facilitate redevelopment of areas in need within the Township and more specifically areas with the bounds of the Cape May County Airport; and

WHEREAS, the Township believes that parts of Block 410.10, Lots 36 bounded generally by Breakwater, Hornet, Ranger Roads and an unnamed road and inclusive of the former Everlon property and as shown on the map attached hereto as Exhibit 'A' are in need of redevelopment ("the Area"); and

WHEREAS, prior to designating said "Area" as in need of redevelopment and adopting a redevelopment plan therefor, the Township must act in accordance with the New Jersey Local Redevelopment and Housing Law (the "LRHL"), N.J.S.A. 40A:12A-1 et seq., which requires, among other things, that the Planning Board conduct a "Preliminary Investigation" and prepare a map of the Area, conduct a public hearing and make findings and recommendations that the Area meets the statutory requirement to be declared as an area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lower, County of Cape May, State of New Jersey that the Lower Township Planning Board is hereby directed and required to:

- 1. Conduct a preliminary investigation and any necessary public hearing to evaluate and make recommendations to the Township Council as to whether the properties known as part of Block 410.01, Lot 36, is in need of redevelopment, utilizing the statutory criteria set forth in the LRHL. The Planning Board shall make findings and recommendations to the Township Council as required by the LRHL; and
2. Consider all available options through and tools available under the LRHL other than the use of eminent domain and this area shall be determined to be a non-condemnation redevelopment area.

BE IT FURTHER RESOLVED, that the Township directs all requisite Township offices to assist the Planning Board in the preparation of the study.

BE IT FURTHER RESOLVED, that a duly executed copy of this resolution will be delivered to the Planning Board and filed in the office of the Township Clerk.

Table with 7 columns: MOTION, SECOND, AYE, NAY, ABSTAIN, ABSENT. Rows for CONRAD, PERRY, ROY, SIPPEL, SIMONSEN.

I, Julie A. Picard, Township Clerk of the Township of Lower, County of Cape May, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council at a meeting held on February 22, 2017.

Handwritten signature of Julie A. Picard, Township Clerk.