

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

THESE MINUTES HAVE NOT BEEN FORMALLY APPROVED AND ARE SUBJECT TO CHANGE OR MODIFICATION BY THE PUBLIC BODY AT ITS NEXT MEETING. THIS BOARD WILL NOT BE RESPONSIBLE FOR ANY MIS-STATEMENTS, ERRORS OR OMISSIONS OF THESE MINUTES, AND CAUTIONS ANYONE REVIEWING THESE MINUTES TO RELY UPON THEM ONLY AT THEIR OWN RISK.

LOWER TOWNSHIP PLANNING BOARD

A regularly scheduled meeting of the Lower Township Planning Board was held on November 12, 2015 at the Lower Township Municipal Building. The meeting was called to order at 7:03 P.M. by Chairman Robert Crompton. The Recording Secretary stated that adequate notice of said meeting was given in compliance with the Open Public Meetings Act of 1975.

MEMBERS PRESENT: Chairman Robert Crompton
Jay Young
Daniel J. Senico
David Perry
Jennifer Dowe
Andrew Bulakowski
Christopher Vassar

MEMBERS EXCUSED: Chris McDuell
Michael Beck
Johnnie Walker (Mayor's Designee)
Brian Sullivan
John McNulty

STAFF PRESENT: Avery S. Teitler, Board Solicitor
Shawn Carr, Board Engineer
William J. Galestok, Board Secretary
Lisa A. Schubert, Recording Secretary

CORRESPONDENCE:

Letter:

TO: William Galestok, PP, AICP
Director of Planning

FROM: Avery S. Teitler, Esq.

DATE: October 22, 2015

Handouts:

List of Conflict Engineer voucher dated October 20, 2015.

List of Conflict Engineer voucher dated November 10, 2015.

List of Board Engineer vouchers dated November 12, 2015.

Chairman Crompton read the agenda for the benefit of the public.

3. Dune site plan review application to construct additions to an existing single family dwelling, submitted by Dr. John & Mrs. Ann Stanoch for the location known as Block 164.02, Lot 1.05, 11 Delaware Bay Drive.

Ms. Tracy Siebold, Esq., represented the applicant.

Ms. Siebold explained to the Board that her clients would like to construct an 8 x 21 addition that would also include an area for an elevator, a 16 x 18 attached garage and install a paved driveway. She explained they do have a CAFRA permit.

Dr. John Stanoch, applicant and Ms. Cynthia Chemerys, PE, PP, were sworn in by Chairman Crompton.

Dr. Stanoch explained to the Board that he purchased the property in March of 2014. He explained him and his wife plan on making this their retirement home. He explained that his wife had been diagnosed with auto-immune system disease and she has problems climbing stairs. He explained they are trying to make the house more ADA accessible.

Ms. Chemerys gave the Board photographs of the site. She explained that the additions

stays in line with the shadow of the existing building.

The Board explained what is proposed is landward and really no disturbance of the dune.

Ms. Siebold explained they are paving the driveway for wheelchair accessibility.

Mr. Carr summarized Engineer's comments dated November 4, 2015.

There was a discussion regarding the driveway. Mr. Carr explained the plans show the driveway being 29' wide by the street. He explained the Ordinance only allows for the driveway width to be 20' at the street line and explained it was up to the Board to determine if a variance would be required. Ms. Siebold explained they would narrow the width to 20' at the street line to avoid the variance.

This portion of the hearing was opened to the public. There were no public comments. This portion of the hearing was closed to the public.

Dr. Stanoch explained that he would like to proceed with building quickly. Mr. Teitler explained usually the resolution will be memorialized by the Board at the next meeting for review and approval.

Mr. Senico made a motion to conditionally approve this application. The motion was seconded by Mr. Bulakowski.

VOTE:	Mr. Young	YES	Ms. Dowe	YES
	Mr. Senico	YES	Mr. Perry	YES
	Mr. Bulakowski	YES	Mr. Vassar	YES
	Chairman Crompton	YES		

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

4. Satisfaction of Board conditions; submittal of architectural plans for review and approval by the Board, Dune review site plan application was approved on October 18, 2012, submitted by Sandra McAdams for the location known as Block 319, Lot 1.04, 11 Beach Avenue.

Mr. Peter Lomax, Environmental Planner & Design, Mrs. Sandra McAdams, applicant and Mr. Gary McAdams, applicant were sworn in by Chairman Crompton.

Mr. Lomax explained this property previously received approval in 2012 with the applicant being Victorian Charm. He explained there was a DEP denial and settlement with a

limited construction area. He explained the DEP was concerned about the dune. He explained an application was presented to this Board for a dune review and a request for a front yard setback variance. He explained the Board approved the application with conditions. He explained a condition was a request be made to Township Council requesting a street vacation of at least 10 feet which the applicant has done. He explained another condition was a drainage plan been submitted.

Mr. Teitler reviewed the conditions of the previous approval. Mr. Lomax explained the drainage was added to the revised plan and the drainage calculations will go to Mr. Carr for review.

Mr. Carr explained he has met with Mr. Lomax and Mr. Green, PE. He explained the building height will be 35' and the house was moved to have a four-foot front yard setback. He explained that everything is moving forward with the plans. Mr. Teitler asked Mr. Carr if it was professional opinion that the applicant does not have to come back before the Board and any plan revision can be done administratively with him? Mr. Carr explained the revisions can be done with him and unless there is a major change, the applicant does not have to come back before the Board.

Mr. Galestok asked if the building envelope was going to be 24 x 39? Mr. Lomax explained it would be. Mr. Carr explained the side yard setbacks would be 6' and 10'. Mr. Galestok explained he just wanted to make sure. Further explaining at the meeting in 2012 the house dimensions were changed.

There was a discussion about whether a resolution would be needed. Mr. Teitler explained he didn't think a resolution was needed because the applicant's are just meeting the conditions of approval.

Mr. Senico made a motion to approve the Board Engineer and Conflict Engineer vouchers. The motion was seconded by Ms. Dowe. Motion carried.

There was a discussion about the letter of interest from Mr. Teitler for Board Solicitor for 2016. Mr. Galestok explained that a formal vote would be taken in January at the re-organization meeting.

Mr. Senico made a motion to recommend Mr. Teitler as Board Solicitor for 2016. The motion was seconded by Mr. Bulakowski. Motion carried.

Mr. Senico made a motion to approve the minutes from the October 15, 2015 meeting. The motion was seconded by Ms. Dowe. Motion carried.

Mr. Senico made a motion to adjourn at 7:33 P.M. The motion was seconded by Mr. Vassar. Motion carried.

Respectfully submitted,

Lisa A. Schubert,
Recording Secretary

A verbatim recording of said meeting is on file in Township Hall.

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