

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 14, 2019 at the Lower Township Municipal Building. The meeting was called to order at 6:08 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
Andrew Bulakowski
Michael Rosenberg (Mayor's Designee)
Daniel J. Senico
Christopher Vassar

MEMBERS EXCUSED: Chris McDuell
Erik Simonsen
Roland Roy
Scott Supplee
James Hemingway

MEMBERS ABSENT: Jennifer Dowe

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

CORRESPONDENCE:

Handout:

List of Board Solicitor voucher dated November 8, 2019.

Mr. Teitler explained the application for Achristavest Pier 6600, LLC was continued at the applicant's request. He explained if new notice is required, new notice would be sent. He explained the application is continued until the December 12, 2019 meeting.

2. Minor subdivision application for the creation of two (2) newly described lots, submitted by John Bobik for the location known as Block 751, Lots 2.04 & 2.09, 702 New England Road.

Mr. Ron Gelzunas, Esq., represented the applicant.

Mr. Gelzunas explained to the Board this application is a realignment of lot lines and no variances are needed. He explained the property was originally subdivision in 2000. He explained the plan was revised in accordance to the Engineer's comments so no variances are needed. He explained he believes Mr. Noon, Licensed Land Surveyor and Mr. MacPherson, Board Engineer, met to go over the plan.

Mr. MacPherson explained he did meet with Mr. Noon and he will revise the plans accordingly. He explained the shed would be relocated to meet the zoning requirements.

Mr. Galestok explained the shed would have to be moved to meet the zoning requirements or removed prior to filing the plan.

Mr. Teitler explained this is a by-right application. He explained because the application was continued from last month's meeting and a sale is pending, Mr. Gelzunas requested the Resolution be prepared and approved at this meeting.

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

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. Senico	YES	Mr. Vassar	YES
	Chairman Crompton	YES		

Motion carried.

3. Revised site plan application for the installation of a CO2 storage tank, submitted by Cape May Brewing, LLC for the location known as Block 410.01, Lot 36, 409 Breakwater Road.

Mr. Ron Gelzunas, Esq., represented the applicant.

Mr. Dante Guzzi, PE, was sworn in.

Mr. Gelzunas explained the owner of Cape May Brewing is unable to attend tonight's meeting as he's stuck in traffic.

Mr. Gelzunas explained the application before the Board tonight is to for a CO2 tank that was already installed.

Mr. Guzzi explained they were before the Board for the office building. He explained the CO2 tank is adjacent the building. He explained the building is not open to the public. He explained the building is where the beer is brewed and canned. He explained the CO2 tank is on a concrete pad. He explained no site improvements are required. He explained they are requesting a waiver of survey because of the size of the site.

Mr. MacPherson summarized Engineer comments dated October 11, 2019. Mr. Guzzi explained he would show the building mounted lights on the plan.

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

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. Senico	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. Dune site plan review & hardship variance applications to demolish the existing single family dwelling and construct a new single family dwelling on a lot deficient in lot frontage & width and encroaching into the side yard setbacks, submitted Timothy & Carole Daly for the location known as Block 138, Lot 7, 310 Millman Lane.

Mrs. Carole Daly, applicant, and Mr. Anthony D'Angelo, License Architect, were sworn in.

Mrs. Daly explained she was before the Board previously to demolition the existing

house and construct a new house encroaching into the side yard setbacks. She explained the proposed new house would be the same length, but instead of 14' wide, they would like 16' wide.

The Board asked if the front yard setback would be the same? Ms. Daly explained it would.

It was asked if architectural drawings were submitted? Mrs. Daly explained she did not submitted architectural drawings. She explained it's the same house as before except it two feet wider and they brought the garage forward.

Mr. Galestok explained they had architectural drawings with the first application. When the plans were submitted for signature, it was a different plan then what the Board had approved.

There was a discussion that there really should be architecture drawings.

Mr. Teitler made an announcement that the application would be continued until the December 12, 2019 meeting and no new notice would be required.

Mr. Bulakowski made a motion to approve Board Solicitor voucher. The motion was seconded by Mr. Vassar. Motion carried.

Mr. Senico made a motion to approve the resolution from the October 17, 2019 meeting. The motion was seconded by Mr. Vassar. Motion carried.

The Board members were given Land Use Liability Training booklet for Land Use Board Members.

Mr. Galestok explained the insurance company has requested this training session be done.

Mr. Galestok and Mr. Teitler reviewed the booklet with the Board Members.

It was explained if a Board member goes to the site of an application and a neighbor comes out to speak with the Board member, to not share an opinion one way or the other with them. It was also explained that this should be addressed at the meeting. Saying in full disclosure, such and such approached me, so it is on the record.

It was explained if you are in conflict with an application, you should excuse yourself.

Mr. Rosenberg made a motion to adjourn at 6:53 P.M. The motion was seconded by Mr. Senico. 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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