

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

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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 January 16, 2014 at the Lower Township Municipal Building. The meeting was called to order at 7:05 P.M. by Chairman Jay Dilworth. 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 Jay Dilworth
Charles Hewitt, Jr.
Johnnie Walker (Mayor's Designee)
Norris Clark
Daniel J. Senico
Brian Sullivan
Chris McDuell
Fred Long

MEMBERS EXCUSED: Michael Beck
John McNulty
Paul St. John

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

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated December 9, 2013.

List of Hatch Mott MacDonald vouchers dated December 12, 2013.

The New Jersey Planner: November/December 2013, Vol. 74, No. 6.

Mr. Hewitt made a motion to approve Resolution #14-1, nominating Jay Dilworth as Chairman. The motion was seconded by Mr. Walker. Motion carried.

Mr. McDuell made a motion to approve Resolution #14-2, nominating Charles Hewitt as Vice-Chairman. The motion was seconded by Mr. Sullivan. Motion carried.

Mr. Long made a motion to approve Resolution #14-3, nominating William Galestok as Board Secretary. The motion was seconded by Mr. Clark. Motion carried.

Mr. Hewitt made a motion to approve Resolution #14-4, nominating Lisa Schubert as Recording Secretary. The motion was seconded by Mr. Sullivan. Motion carried.

Mr. Hewitt made a motion to approve Resolution #14-5, nominating Avery Teitler, Esq., as Board Solicitor. The motion was seconded by Mr. Sullivan. Motion carried.

Mr. Hewitt made a motion to approve Resolution #14-6, nominating George Curvan as Board Engineer. The motion was seconded by Mr. Long. Motion carried.

Mr. Hewitt made a motion to approve Resolution #14-7 approving the meeting dates for 2014. The motion was seconded by Mr. McDuell. Motion carried.

Mr. Hewitt made a motion to approve Resolution #14-8, appointing a minor subdivision committee. The motion was seconded by Mr. Walker. Motion carried.

Mr. Sullivan made a motion to approve the resolution from the November 21, 2013 meeting. The motion seconded by Mr. Walker. Motion carried.

Mr. Hewitt made a motion to approve Hatch Mott MacDonald vouchers. The motion was seconded by Mr. Sullivan. Motion carried.

Mr. Hewitt made a motion to approve the Board Solicitor vouchers. The motion was seconded by Mr. Long. Motion carried.

2. Discussion, review and approval of Township Council Resolution determining the Cape May County Industrial Park, Industrial and Airport Hazard Zoning Districts, to be an area in need of rehabilitation.

Mr. Galestok explained to the Board that with Township Council Resolution #2014-34, it sends a request to the Planning Board requesting the Board review the airport for a rehabilitation zone.

There was a discussion that if allowed there would be a five-year tax deferment.

Mr. Galestok showed the Board photos of different buildings in the airport.

Mr. Galestok read a proposed Resolution to send to Township Council.

The Board discussed the buildings are in need of repair and it would be a good area to try and bring new businesses in.

Mr. Long made a motion to approve Resolution #2014-9, recommending to Township Council the airport be an area in need of rehabilitation. The motion was seconded by Mr. Hewitt. Motion carried.

There was a discussion regarding in what order they would like the applications to be heard next week.

There was a discussion that starting the next meeting, the Pledge of Allegiance would be recited.

1. Re-examination of the Master Plan.

A Board member explained they had reviewed the previous re-examination of the Master

Plans and had noticed that the Board had devoted several pages to environmental sensitive and wetland areas be used for water related activities. They had recommended in the amended objective for the R-4 Zoning District west of Park Blvd., be rezoned to the Conservation Zone. There was a discussion as to why this area wasn't rezoned. Mr. Galestok explained if it is not part of the re-examination, the Township would have to notice everyone in the zone, which would cost the taxpayers a lot of money. Mr. Galestok read Article 12, Section 40:55D-89, of the Municipal Land Use Law, for the process of the re-examination of the Master Plan.

There was a discussion that the Board does not change the zone. It was explained the Township Council must do that. Mr. Teitler explained that the Board makes recommendations to Township Council. He explained that it is up to them to change the zone and if they so choose to the change the zone, it would have to been done at a public meeting and give the public an opportunity to be heard. The Board member asked if Council could act on it now? Mr. Teitler explained they could. Mr. Galestok explained the one thing that should be looked into is being sued for inverse condemnation. The property in which is being referred to is privately owned land.

There was a discussion that once the H & H Fisheries application is completed, the Board would start looking into re-examining the Master Plan.

Mr. Hewitt made a motion to adjourn at 7:40 P.M. The motion was seconded by Mr. McDuell. 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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