

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 January 17, 2019 at the Lower Township Municipal Building. The meeting was called to order at 7:31 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
Roland Roy

MEMBERS EXCUSED: Erik Simonsen
Chris McDuell
Christopher Vassar
John McNulty
Jennifer Dowe
James Hemingway

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

CORRESPONDENCE:

Handouts:

Planning Board Re-organization Resolutions 19-1 thru 19-8.

List of Board Solicitor vouchers dated January 15, 2019.

List of Board Engineer vouchers dated January 17, 2019.

The New Jersey Planner: November/December 2018; Vol. 79, No. 6.

Mr. Bulakowski made a motion to nominate Robert Crompton, Jr., as Chairman and approve Resolution #19-1. The motion was seconded by Mr. Rosenberg. Motion carried.

Mr. Rosenberg made a motion to nominate Andrew Bulakowski as Vice-Chairman and approve Resolution #19-2. The motion was seconded by Mr. Roy. Motion carried.

Chairman Crompton made a motion to nominate William Galestok as Board Secretary and approve Resolution #19-3. The motion was seconded by Mr. Bulakowski. Motion carried.

Mr. Rosenberg made a motion to nominate Lisa Schubert as Recording Secretary and approve Resolution #19-4. The motion was seconded by Chairman Crompton. Motion carried.

Mr. Bulakowski made a motion to nominate Avery Teitler, Esq., as Board Solicitor and approve Resolution #19-5. The motion was seconded by Mr. Senico. Motion carried.

Chairman Crompton made a motion to nominate Mott MacDonald Engineer's as Board Engineer and approve Resolution #19-6. The motion was seconded by Mr. Senico. Motion carried.

Mr. Senico made a motion to approve Resolution #19-7, meeting dates for 2019. The motion was seconded by Mr. Bulakowski. Motion carried.

There was a discussion that there is a vacancy on the minor subdivision committee and the vacancy needs to be filled. Mr. Senico made a motion to appoint Mr. Hemingway to the committee. The motion was seconded by Mr. Roy. Motion carried.

Mr. Senico made a motion to approve Resolution #19-8, minor subdivision committee. The motion was seconded by Mr. Bulakowski. Motion carried.

2. Discussion of 'the proposed Brewery Expansion project generally includes the construction of a 102' x 60 (6,102 sf) 4-bay pre-engineered metal building shell with a 4,280 sf partial 2nd floor and associated site infrastructure, including building fire protection, utility feeds, grading, draining, 116 vehicle parking lot, marking sidewalks, curbing, site lighting, topsoil, seed and mulch' and 'construction of building fit out, vestibule/reception, 2nd floor entry, connector corridor and beer garden will be by the Cape May Brewing Company (CMBC).'

Mr. Teitler explained this discussion was withdrawn at this time.

3. Minor site plan application for an accessory structure/trailer for administrative purposes during construction & renovations of the main building, 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. Gelzunas explained they are before the Board tonight for a minor site plan with no variances to allow for the accessory structure/trailer for offices.

Mr. Dan Guzzi, PE, and Mr. Ryan Krill, Principal, were sworn in.

Mr. Krill explained they started the brewery 7 ½ year ago and it is almost the largest brewery in the State. He explained they have 80 employees, but are in need of office space. He explained they are now in four (4) buildings.

The Board asked if this would be permanent? Mr. Krill explained it's kinda temporary/permanent. He explained they are awaiting approvals for an expansion and he's not sure how long that will take.

Mr. Guzzi explained they are requesting a waiver of survey because of the size of the airport. He explained what is on the plan is based on their own survey. He explained the existing building has offices and canning is only in the building on Saratoga Road.

Mr. Guzzi explained the office building is 1,850 square feet. He explained there will be a building mounted light and there is an existing pole with a light. He explained additional

lighting will be added for the parking area.

Mr. Galestok read Bureau of Fire Safety comments dated December 26, 2018.

Mr. Galestok read Cape May County comments dated January 11, 2019.

Mr. Carr explained all his comments have been addressed.

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.

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

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. Senico	YES	Mr. Roy	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.

- 5. Minor subdivision application for the creation of three (3) newly described lots, submitted by Dan & Dana Gleason, Jacek Kubiak & Dagmara Barecka for the location known as Block 494.24, Lots 7, 6 & 10, 6 Cove Drive, 8 Cove Drive & 48 Beachhurst Drive.

Mr. Thomas Keywood, Esq., represented the applicants.

Mr. Keywood explained this is a by-right subdivision. He explained one neighbor is giving two other neighbors a portion of their land.

Mr. Keywood explained Mr. Sweeney, Licensed Land Surveyor, told him all three lots would conform.

Mr. Galestok read Bureau of Fire Safety comments dated December 28, 2018 in which they found this application acceptable.

Mr. Galestok read Cape May County Planning Board comments dated December 31, 2018.

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

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. Senico	YES	Mr. Roy	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. Sketch, preliminary & final subdivision & hardship variance applications for the creation of ten (10) newly described lots. Hardship variances needed for lot width & depth and 90 degree angle, submitted by Clark DeGroff & Ralph James, Jr., for the location known as Block 792, Lot 6.01, part of 6.07 & 5.01, 638 & 640 Sea Grove Avenue.

Mr. John Sachar, Esq., represented the applicants.

Mr. Vince Orlando, PE, was sworn in.

Mr. Orlando explained they are proposing a ten-lot subdivision. He explained Lot 5.01 is Mr. James' property. He explained there is an easement along the property line and if this subdivision is approved, 8,055 square feet would go to Mr. James and the easement would be extinguished.

Mr. Orlando explained the proposed subdivision is off of Sea Grove Avenue. All the proposed lots meet the lot area requirement. He explained the existing house on the lot is to remain. He explained the wetlands have been delineated and approved and they would be requesting a transition area.

Mr. Orlando explained they would be seeking a diminimus exception for the sidewalks. He explained there are no sidewalks in the area.

Mr. Orlando explained they would increase the radius of the cul-de-sac from 40' to 50'. He explained they can conform to Mr. Carr's comments. He explained the road would be a Township Road and the stormwater basin would be the Homeowner's Association.

There was a discussion about the width of the proposed road.

Mr. Galestok read Bureau of Fire Safety comments dated December 28, 2018.

Mr. Galestok read Cape May County Planning Board comments dated January 14, 2019 in which they waived this application.

Mr. Orlando explained there isn't water in the immediate area.

Mr. Galestok explained with a 20' cartway and the trees in the right-of-way, the trees eventually start to grow over and create a canopy, making it hard for trucks and school buses to get down the street. He explained if the trees could be planted outside of the right-of-way and somewhere on the property. Mr. Orlando explained they could plant them 10' from the property line.

Mr. Sachar explained the intension of this application is to preserve the land. He explained the State borders all sides of this application.

Mr. Ralph James, Jr., applicant, was sworn in.

Mr. James explained his driveway is almost half on Mr. DeGroff's property. He explained this subdivision would help him and have his driveway on his property. He explained the easement would go away. The existing cedar trees would remain.

Mr. Orlando explained they would be eliminating six trees and moving them to the other side away from Mr. James' property.

Mr. Orlando explained what is proposed is no detriment to the public good, zone plan or zoning Ordinance.

There was a discussion as to whether Proposed Lot 6.17 meets the frontage and width requirements.

The Board explained if some of the lots would be combined, a variance would not be required. It was explained that a 20' wide road is not wide enough if cars park on the street. It was explained 'no parking' signs would be installed.

Mr. Roy made a motion to conditionally approve this application. The motion was seconded by Mr. Rosenberg.

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. Senico	YES	Mr. Roy	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.

Mr. Bulakowski made a motion to approve the Resolutions from the December 13, 2018 meeting. The motion was seconded by Mr. Roy. Motion carried.

Mr. Roy made a motion to approve Board Solicitor vouchers. The motion was seconded by Mr. Senico. Motion carried.

Mr. Roy made a motion to approve the Board Engineer vouchers. The motion was seconded by Mr. Bulakowski. Motion carried.

Mr. Bulakowski made a motion to adjourn at 8:31 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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