

# 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 19, 2017 at the Lower Township Municipal Building. The meeting was called to order at 7:00 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  
Chris McDuell  
Michael Rosenberg (Mayor's Designee)  
Jennifer Dowe  
Christopher Vassar

MEMBERS EXCUSED: Erik Simonsen  
Jay Young  
Frank Sippel  
Brian Sullivan  
Daniel J. Senico  
Andrew Bulakowski

MEMBERS ABSENT: John McNulty

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

STAFF EXCUSED: William J. Galestok, Board Secretary

CORRESPONDENCE:

Handouts:

List of Board Solicitor voucher dated January 5, 2017.

List of Board Engineer vouchers dated January 19, 2017.

2016 Planning Board Variance Report.

The New Jersey Planner: November/December 2016; Vol. 77, No. 6.

Mr. Vassar made a motion to nominate Robert Crompton as Chairman and approve Resolution #17-1. The motion was seconded by Ms. Dowe. Motion carried.

Mr. Crompton made a motion to nominate Jay Young as Vice-Chairman and approve Resolution #17-2. The motion was seconded by Ms. Dowe. Motion carried.

Mr. McDuell made a motion to nominate William Galestok as Board Secretary and approve Resolution #17-3. The motion was seconded by Mr. Vassar. Motion carried.

Mr. Crompton made a motion to nominate Lisa Schubert as Recording Secretary and approve Resolution #17-4. The motion was seconded by Mr. Vassar. Motion carried.

Mr. Crompton made a motion to nominate Avery Teitler as Board Solicitor and approve Resolution #17-5. The motion was seconded by Mr. Vassar. Motion carried.

Mr. Crompton made a motion to nominate Mott MacDonald Engineer as Board Engineer and approve Resolution #17-6. The motion was seconded by Mr. Vassar. Motion carried.

Mr. Vassar made a motion to approve Resolution #17-7, meeting dates for 2017. The motion was seconded by Mr. McDuell. Motion carried.

Mr. McDuell made a motion to approve Resolution #17-8, approving the minor

subdivision committee. The motion was seconded by Mr. Vassar. Motion carried.

- 2. Discussion of a request by the Erma Moose Lodge #1054, to rescind the requirement for overflow parking on the rear of the property, required as a condition of Planning Board Approval Planning Board minor site plan 86-5: Note formal action may be taken by the Board.

Ms. Lorraine Kane was sworn in by Chairman Crompton.

Ms. Kane explained they would like to rescind a condition of approval for overflow parking. She explained this area is rarely used. She explained that they would like to install solar panels in this area.

There was a discussion that the Ordinance has recently been changed to allow solar panels as a permitted exclusion.

There was a discussion that the original approval was 1986 and no variances were required.

Mr. Rosenberg made a motion to rescind the overflow parking condition of approval. The motion was seconded by Mr. Vassar.

|       |                   |     |             |     |
|-------|-------------------|-----|-------------|-----|
| VOTE: | Mr. Rosenberg     | YES | Mr. McDuell | YES |
|       | Ms. Dowe          | 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. Minor site plan application to install two (2) above ground fuel tanks, submitted by South Jersey Marina, Inc., for the location known as Block 824.02, Lot 19, 1231 Route 109.

Ms. Melinda Young, Esq., represented the applicant.

Mr. John Kornick, PE, was sworn in by Chairman Crompton.

Mr. Kornick explained to the Board the applicant would like to install a 12,000 diesel tank and a 3,000 gallon gasoline tank. He explained both would be above the ground, fence and bollards would be installed. He explained a new trash enclosure would be installed too.

Mr. Kornick explained he had spoken with Mr. Galestok regarding drive aisles and

whether a variance was needed. He explained this is an existing condition. He explained there is nothing in this area, explaining there were underground tanks that were removed. He explained there was also a trash enclosure and structure that housed 55 gallon tanks. He explained with what is proposed, the drive aisles remain the same as before. Mr. Carr explained that without seeing where everything was before, he's not sure if it would be the same. He explained with what is proposed, it could be made one-way. Mr. Kornick explained they could slide it to the north and gain about four feet. He explained they would lose the straight in. He explained the gas truck would then have to come in at an angle.

Miss Schubert read Bureau of Fire Safety comments dated January 11, 2017.

Mr. Carr explained he doesn't feel sliding the tanks to the north would work.

The Board asked what protection there would be for a spill over? Mr. Kornick explained this is regulated by the State and a plan would be in place for this.

The Board asked what was code for open flames? Mr. Kornick explained required by law is a three-foot perimeter with a six-foot fence and signage.

Mr. Kornick explained he doesn't take exception with any of the Engineer's comments. He explained they would like to waive the boundary survey, but if the Board requires one, they would provide one. The Board discussed this and have no issue with waiving the survey.

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

|       |                   |     |             |     |
|-------|-------------------|-----|-------------|-----|
| VOTE: | Mr. Rosenberg     | YES | Mr. McDuell | YES |
|       | Ms. Dowe          | 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.

5. Dune review application to construct a single family dwelling, submitted by Christopher Lizzi for the location known as Block 148, Lot 2.01, 119 Millman Lane.
6. Dune review application to construct a single family dwelling, submitted by Christopher Lizzi for the location known as Block 148, Lot 2.02, 119 Millman Lane.

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

Mr. Vincent Orlando, PE, PP, was sworn in by Chairman Crompton.

Mr. Gelzunas explained this property was subdivided recently. He explained that the testimony for both lots is similar and would like to present the applications simultaneously.

Mr. Orlando explained both lots are designed for a single family dwelling that would meet all the requirements. He explained they would reduce the driveway width on Lot 2.02.

Mr. Orlando reviewed Mr. Carr's report and had no problem with it.

Mr. Orlando explained no vegetation would be affected. He explained there would be no impact on the dune that is there. He explained what is proposed would be consistent with the area.

Mr. Orlando explained the proposed houses would be 15' from the bulkhead.

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. McDuell made a motion to conditionally approve the dune review application for Lot 2.01. The motion was seconded by Ms. Dowe.

|       |                   |     |             |     |
|-------|-------------------|-----|-------------|-----|
| VOTE: | Mr. Rosenberg     | YES | Mr. McDuell | YES |
|       | Ms. Dowe          | 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.

Ms. Dowe made a motion to conditionally approve the dune review application for Lot 2.02. The motion was seconded by Mr. Vassar.

|       |                   |     |             |     |
|-------|-------------------|-----|-------------|-----|
| VOTE: | Mr. Rosenberg     | YES | Mr. McDuell | YES |
|       | Ms. Dowe          | 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.

3. Informal discussion regarding 638 Sea Grove Avenue, Block 792, Lots 6.01 & 6.02, submitted by Clark "Trip" DeGroff.

Mr. Jonathan Sachar, Esq., was present.

Mr. Sachar explained to the Board that the property is in the R-1 Zoning District. He explained they are before the Board for some input on what they would like to do on the property. He explained there is almost 17 acres. There are a lot of trees on the lot and they would like to try and preserve a good amount of them. He showed the Board three conceptual plans for subdivision. Two plans have a road and the other would front on Sea Grove Avenue. He explained they would like the one that has street frontage on Sea Grove Avenue because they wouldn't have to remove a lot of the trees and it would fit more into the area.

There was a discussion about keeping it as open space. Mr. Sachar explained that would be a possibility, but they require approval first.

There was a discussion that one road has a 40' right-of-way and the other has a 50' right-of-way. Mr. Sachar explained the 40' right-of-way width is the minimum, but they are showing they could do both.

There was a discussion that the non-road plan would have less of an impact to the area and not look like a development.

There was a discussion about the non-road plan and if a lot was removed, the frontage would be more in compliance.

There was a discussion if there is a road, there would be more coverage and it would look more like a development and would have less of the rural feel.

Ms. Dowe made a motion to approve the minutes from the December 8, 2016 meeting. The motion was seconded by Mr. Rosenberg. Motion carried.

Ms. Dowe made a motion to approve Board Engineer vouchers. The motion was seconded by Mr. McDuell. Motion carried.

Ms. Dowe made a motion to approve Board Solicitor vouchers. The motion was seconded by Mr. McDuell. Motion carried.

Ms. Dowe made a motion to approve the resolution from the December 8, 2016 meeting. The motion was seconded by Mr. Vassar. Motion carried.

Mr. McDuell made a motion to adjourn at 8:17 P.M. The motion was seconded by Mr. Rosenberg. 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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