

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 December 13, 2012 at the Lower Township Municipal Building. The meeting was called to order at 7:00 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)
Paul St. John
Brian Sullivan
John McNulty
Chris McDuell
Frank Zeigler

MEMBERS EXCUSED: Michael Beck
Kevin Lare
Daniel J. Senico

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

CORRESPONDENCE:

Handouts:

List of Board Solicitor voucher dated December 12, 2012.

List of Board Engineer vouchers dated December 13, 2012.

Copy of Proposed Ordinance 2012-22.

The New Jersey Planner: September/October 2012; Vol. 73., No. 5.

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

1. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage & width, submitted by James Hanson for the location known as Block 550, Lots 1-7, 122 Cliffside Road.

Mr. Louis C. Dwyer, Esq., represented the applicant.

Mr. James Hanson, applicant, and Mr. William Sweeney, Licensed Land Surveyor, were sworn in by Chairman Dilworth.

Mr. Dwyer submitted into evidence a marked up tax map page of existing configuration of the lots. He explained they are proposing to create a 7,500 square foot lot and a 6,300 square foot lot. He explained that the existing structures on the lot would be demolished and two conforming structures would be built.

Mr. Sweeney explained that within a seven-block radius, quite a few of the lots are non-conforming. He explained that 60% of the properties are non-conforming. He explained that what is proposed fits with the neighborhood.

Mr. Thornton read Engineer comments dated December 5, 2012.

There was a discussion that there is a fence on the Township right-of-way. Mr. Dwyer explained the fence would be removed. He explained that the current structure is within the sight triangle. He explained the new structure would not be. He explained that the proposed single family dwellings on both lots would conform to all requirements of the zone.

Mr. Galestok read Bureau of Fire Safety comments dated November 19, 2012.

This portion of the hearing was opened to the public.

Mrs. Maria Kaplan was sworn in by Chairman Dilworth.

Mrs. Kaplan asked how the house would sit on the lot? Mr. Dwyer showed Mrs. Kaplan the plan and told her the house would be built within the building envelope.

This portion of the hearing was closed to the public.

Mr. Hewitt made a motion to conditionally approve the hardship variances. The motion was seconded by Mr. St. John.

VOTE:	Mr. Hewitt	YES	Mr. Walker	YES
	Mr. McNulty	YES	Mr. St. John	YES
	Mr. Sullivan	YES	Mr. McDuell	YES
	Mr. Zeigler	YES	Chairman Dilworth	YES

Motion carried.

Mr. McNulty made a motion to conditionally approve the minor subdivision application. The motion was seconded by Mr. Hewitt. Motion carried.

Mr. Teitler read the resolution into the record. Mr. St. John made a motion to approve the resolution. The motion was seconded by Mr. Hewitt. Motion carried.

Mr. Galestok read the new language for the proposed amendment to the Dune Area Site Plan Ordinance.

Mr. Hewitt made a motion to approve a letter of approval be sent to Township Council. The motion was seconded by Mr. Sullivan. Motion carried.

Mr. Hewitt made a motion to approve Board Solicitor and Board Engineer vouchers. The motion was seconded by Mr. Sullivan. Motion carried.

Mr. St. John made a motion to approve the resolution from the November 8, 2012 meeting. The motion was seconded by Mr. Hewitt. Motion carried.

Mr. Galestok read resolution 12-27 to enter into Closed Session. The meeting was adjourned to enter into Closed Session at 7:20 P.M.

The meeting was called back to order at 7:34 P.M.

Mr. Hewitt made a motion to adjourn at 7:35 P.M. The motion was seconded by Mr. Sullivan. 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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