

# TOWNSHIP OF LOWER

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Villas, New Jersey 08251



Incorporated 1798

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## LOWER TOWNSHIP PLANNING BOARD

A regularly scheduled meeting of the Lower Township Planning Board was held on December 8, 2016 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  
Jay Young  
Chris McDuell  
Daniel J. Senico  
Brian Sullivan  
Andrew Bulakowski

**MEMBERS EXCUSED:** Michael Beck  
Johnnie Walker (Mayor's Designee)  
David Perry  
Christopher Vassar

**MEMBERS ABSENT:** John McNulty  
Jennifer Dowe

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

CORRESPONDENCE:

Handout:

List of Board Engineer vouchers dated December 8, 2016.

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Chairman Crompton 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 Scott Peter for the location known as Block 535, Lot 54-60, 14 & 16 Racetrack Drive.

Mr. Scott Peter, applicant, was sworn in by Chairman Crompton.

Mr. Peter explained to the Board that he would like to do a two-lot subdivision with variances needed for lot area, frontage, width & depth. He explained one lot would be a 70 x 91 and the second would be 70 x 101 on one side and 87' depth on the other side. He explained a lot of the lots in the area have different configurations in lot depth. He explained the proposed house would conform to all setbacks.

Mr. Peter explained he looked at the properties within the Block and explained that out of 41 lots, 21 are undersized for the zoning requirements. The Board explained that they would have liked to have seen a schematic of the area and where the undersized lots are located.

The Board asked if the existing house would be demolished? Mr. Peter explained he hadn't yet decided. He explained he may just rehab it. He explained if he does demolish the house, a new house would conform to the requirements. He explained the existing shed would be removed because it straddles the proposed new lot line.

Mr. Carr summarized Engineer's comments dated December 1, 2016.

Mr. Galestok asked if what was on the plan is the building envelope or typical setbacks? Mr. Peter explained it was typical setbacks. There was a discussion that the existing house encroaches into the rear yard setback. After much discussion it was determined the building envelope on the plan is not approved and the new structures would have to meet the zoning requirements.

The Board asked what size house would be constructed? Mr. Peter explained it would be approximately 2,220 to 2,400-square foot.

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.

It was explained that the building envelope shown on the subdivision plan would have to be removed or corrected.

Mr. Galestok read Cape May County Planning Board comments dated November 16, 2016 in which they waived the application.

Mr. Galestok read Bureau of Fire Safety comments dated October 14, 2016 in which they found this application acceptable.

Mr. McDuell made a motion to conditionally approve this application. The motion was seconded by Mr. Sullivan.

VOTE:	Mr. Young	YES	Mr. McDuell	YES
	Mr. Senico	YES	Mr. Sullivan	YES
	Mr. Bulakowski	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 Board Engineer vouchers. The motion was seconded by Mr. Senico. Motion carried.

Mr. Bulakowski made a motion to adjourn at 7:25 P.M. The motion was seconded by Mr. Young. 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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