

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 February 16, 2017 at the Lower Township Municipal Building. The meeting was called to order at 7:08 P.M. by Acting Chairman Brian Sullivan. The Recording Secretary stated that adequate notice of said meeting was given in compliance with the Open Public Meetings Act of 1975.

MEMBERS PRESENT: Acting Chairman Brian Sullivan
Chris McDuell
Michael Rosenberg (Mayor's Designee)
Andrew Bulakowski
Christopher Vassar

MEMBERS EXCUSED: Chairman Robert Crompton
Jay Young
Erik Simonsen
Frank Sippel
Daniel J. Senico

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:Handouts:

List of Board Solicitor vouchers dated January 30, 2017.

List of Board Engineer vouchers dated February 16, 2017.

2016 Planning Board Variance report.

Mr. Galestok read the agenda for the benefit of the public.

2. Minor site plan & hardship variance applications to construct an addition to an existing restaurant and improvements to the site for parking. Variances needed for front yard setback, parking setback to street & lot line, parking buffer & number of parking spaces submitted by Chewies, LLC for the location known as Block 18, Lots 27.01, 28.01, 29.01 & 30-32, 301 Bayshore Road.

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

Ms. Christina Amey, Architect and Mr. Dante Guzzi, PE was sworn in.

Mr. Gelzunas explained his client is proposing a sufficient renovation and a 32-seat addition to the existing restaurant.

Ms. Amey explained they are proposing an addition, refurbishing the exterior and redoing the roof line. She explained they will to a pitched roof.

Mr. Guzzi explained most of the lot is parking with no buffer to the residential uses behind. He explained they are reconfiguring the parking, eliminating the back out parking onto Bayshore Road and added a grassy section there. He explained they are also eliminating several parking spaces on Florida Avenue closest to the intersection. He explained they will pave the parking area, create an entrance/exit on Bayshore Road and an exit only on Miami Avenue. He explained they are requesting a variance for the parking setback along Bayshore Road and the landscape buffer along the residential uses. He explained currently the parking goes right up to the property line. He explained they are proposing 34 parking spaces when 31 parking spaces are required.

Mr. Gelzunas submitted into evidence a google earth photo.

Mr. Guzzi explained they had met with the County Engineer and they were receptive to

the back out onto Bayshore Road would be eliminated and the one way in off Bayshore Road and one way exit onto Bayshore Road.

Mr. Guzzi explained currently the lot coverage is 94% and with what is proposed would be reduced too less than 66%.

Mr. Guzzi explained public safety would be enhanced with the proposal. He explained there would be a substantial improvement creating a visually pleasing establishment. He explained they are adding landscaping where there currently is none. He explained the site can accommodate this improvement and there would be no deterrent to what is proposed.

Mr. Galestok asked if they considered an entrance/exit on Miami Avenue? Mr. Guzzi explained if they did this, the buffer would have to be reduced and they would lose two parking spaces. Mr. Carr explained from a safety standpoint, he likes the proposed configuration better.

Mr. Carr summarized Engineer's comments dated February 10, 2017. There was a discussion regarding a road widening of Miami Avenue of five feet. Mr. Gelzunas explained they are seeking a waiver.

Mr. Guzzi explained most deliveries are box trucks and would delivery to the side or back door. He explained this is why the trash enclosure is situated the way it is.

This portion of the hearing is opened to the public. There were no public comments. This portion of the hearing was closed to the public.

Mr. Gelzunas explained he feels what is proposed is a reasonable request by the applicant. He explained what is proposed is a positive for the area.

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

VOTE:	Mr. Rosenberg	YES	Mr. McDuell	YES
	Mr. Bulakowski	YES	Mr. Vassar	YES
	Chairman Sullivan	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. Major subdivision & variance applications for the creation of eight (8) newly described lots. Variances needed for lot frontage & width, submitted by Clark DeGroff for the location known as Block 792, Lots 6.01, 6.02, 9 & 22-25, 638 Sea Grove Avenue.

Mr. Jonathan Sachar, Esq., represented the applicant.

Mr. Sachar explained he understands there are some concerns and feels the concerns can be addressed tonight. He explained they are prepared to proceed tonight.

Mr. Galestok explained there are some issues with drainage. Mr. Sachar explained they are working on a plan to have drainage per lot. Mr. Galestok explained they have had experience with the different drainage per lot. Mr. Teitler asked Mr. Carr if the drainage would have to be calculated based on coverage? Mr. Carr explained they would have to be specific.

Mr. Galestok explained another issue is with the lot owned by the DEP. Mr. Sachar explained the State has owned the lot for 30 years and they will continue to have access to the lot. He explained they are trying to obtain the lot from them, but it takes about a year or more to do so.

There was a discussion regarding the paper streets and some of the streets may not have been vacated. There could be a condition that the streets would have to be vacated.

Mr. Teitler explained the application would be adjourned for one month and Mr. Sachar agreed to waived time constraints. The application would be continued to the March 16, 2017 meeting with no new notice.

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

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

Mr. McDuell made a motion to approve the resolutions from the January 19, 2017 meeting. The motion was seconded by Mr. Bulakowski. Motion carried.

Mr. Vassar made a motion to adjourn at 8:08 P.M. The motion was seconded by Mr. Bulakowski. 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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