

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 19, 2015 at the Lower Township Municipal Building. The meeting was called to order at 7:00 P.M. by Chairman Paul St. John. 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 Paul St. John
Jay Dilworth
Charles Hewitt, Jr.
Johnnie Walker (Mayor's Designee)
Daniel J. Senico
John McNulty
Chris McDuell
Fred Long

MEMBERS EXCUSED: Michael Beck
Brian Sullivan

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

STAFF EXCUSED: Lisa A. Schubert, Recording Secretary

CORRESPONDENCE:

Handouts:

List of MV Engineering voucher dated January 29, 2015.

List of MV Engineering voucher dated February 10, 2015.

Chairman St. John read the agenda for the benefit of the public.

5. Minor site plan application to construct a 60 x 80 garage for campground equipment storage, submitted by Seashore Campsites & RV Resort for the location known as Block 501, Lot 9.01, 720 Seashore Road.

Mr. Louis C. Dwyer, Jr., Esq., represented the applicants.

Mr. Garret Welch, applicant, was sworn in by Chairman St. John.

Mr. Dwyer explained the application to the Board in its entirety.

It was explained to the Board this would be a storage garage to keep the equipment inside. It was explained the proposed garage and location causes no drainage or parking issues.

Mr. Carr read Engineer's comments dated February 12, 2015.

Mr. Galestok read Bureau of Fire Safety comments dated January 30, 2015.

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. Dilworth made a motion to conditionally approve this application. The motion was seconded by Mr. Senico. Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

2. Minor subdivision application for the creation of three (3) newly described lots, submitted by H & H Two Mile, LLC for the location known as Block 820, Lot 2.01, Bayview Drive.

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

Ms. Rachel Hansen, applicant, and Mr. Steve Martinelli, PE, were sworn in by Chairman St. John.

Mr. Dwyer explained the application to the Board in its entirety.

Mr. Dwyer explained the application needs no variances and they are working with the county of Cape May to meet their requirements.

Mr. Carr read Engineer's comments dated December 30, 2014.

Mr. Galestok read Cape May County Planning Board comments dated December 1, 2014.

Mr. Galestok read Bureau of Fire Safety comments dated October 20, 2014.

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. Dilworth made a motion to conditionally approve this application. The motion was seconded by Mr. Walker. 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. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage & width, submitted by Mister X, LLC for the location known as Block 529, Lots 27-31, 110 Delair Road.

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

Mr. Fred Xenedis, applicant, Mr. Hal Noon, Licensed Land Surveyor, were sworn in by Chairman St. John.

Mr. Dwyer explained the application to the Board in its entirety.

Submitted into evidence was a marked up tax map page of the neighborhood.

It was explained to the Board that setbacks and building coverage would be met. Also, purposes of zoning would be advanced. What is proposed would revitalize the neighborhood. Small lots promote lower prices.

Mr. Carr read Engineer's comments dated February 5, 2015.

The Board had many questions about the size of the lots to be subdivided in the neighborhood. It was explained that lot sizes in the neighborhood in many cases are larger than

what is proposed.

Mr. Galestok read Cape May County Planning Board comments dated January 16, 2015.

Mr. Galestok read Bureau of Fire Safety comments dated December 23, 2014.

This portion of the hearing was opened to the public.

Objections were heard from Mr. Louis Arpa, Mrs. Susan Arpa, Ms. Wendy Rush-Spinoza, Mr. Martin Wilson and Mr. Bill Haines.

This portion of the hearing was closed to the public.

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

VOTE:	Mr. Dilworth	NO	Mr. Walker	NO
	Mr. McNulty	NO	Mr. Hewitt	NO
	Mr. Senico	NO	Mr. McDuell	NO
	Mr. Long	NO	Chairman St. John	NO

Motion denied.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

- Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage & width, submitted by Patricia Foster for the location known as Block 120, Lot 32-35, 243 West Pacific Avenue.

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

Mrs. Patricia Foster, applicant, and Mr. William Sweeney, Licensed Land Surveyor, were sworn in by Chairman St. John.

Mr. Dwyer explained the application to the Board in its entirety.

It was explained there are two single family dwellings on one lot with one of the houses having Hurricane Sandy damage. They would like to do a two-lot subdivision and have conforming uses.

Mr. Sweeney explained he did an analysis of the area and found 13 lots are conforming and 22 lots are non-conforming.

It was explained the new single family dwelling would meet all setbacks.

Mr. Carr read Engineer's comments dated February 19, 2015.

Mr. Galestok read Cape May County Planning Board comments dated January 28, 2015.

Mr. Galestok read Bureau of Fire Safety comments dated January 28, 2015.

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. Walker.

VOTE:	Mr. Dilworth	YES	Mr. Walker	YES
	Mr. McNulty	YES	Mr. Hewitt	YES
	Mr. Senico	YES	Mr. McDuell	YES
	Mr. Long	YES	Chairman St. John	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.

Respectfully submitted,

William Galestok, PP, AICP,
Recording Secretary

A verbatim recording of said meeting is on file in Township Hall.

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