

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 20, 2020 at the Lower Township Municipal Building. The meeting was called to order at 6:00 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
Andrew Bulakowski
Chris McDuell
Michael Rosenberg (Mayor's Designee)
Daniel J. Senico
Roland Roy
Jennifer Dowe
Christopher Vassar
Scott Supplee

MEMBERS EXCUSED: Frank Sippel
James Hemingway

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

CORRESPONDENCE:

Handouts:

List of Board Engineer vouchers dated February 20, 2020.

List of Board Solicitor vouchers dated February 20, 2020.

Preliminary Investigation for Determination of an Area in Need of Redevelopment
- Cape May County Airport Redevelopment Area II.

Proposed Township Ordinance #2020-10 - An Ordinance amending Chapter 400,
Land Development, of the Code of the Township of Lower.

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

1. Public hearing and discussion of Cape May County Airport as a Redevelopment Area in Lower Township. The Lower Township Planning Board has been directed by Lower Township Council to conduct a preliminary investigation and public hearing of the property known as Block 410.01, Lot 36, and determine if it is in need of redevelopment. Lou Joyce.

Mr. Jeff Lindsey, Esq., County Counsel, was present.

Mr. Lou Joyce was sworn in.

Mr. Lindsey explained the redevelopment areas started at the County Airport 2014. He explained in 2017 there was approval for an area in need of redevelopment which was the Everlon Building. He explained that building has since been demolished and a new tech village is under construction with half of the units already rented.

Mr. Lindsey explained they are requesting to extend the area in need of redevelopment to include all of the non-aviation areas of the airport.

Mr. Joyce explained Township Council requests the Planning Board review the proposed redevelopment plan and if acceptable, make a recommendation to Township Council this is an area in need of redevelopment.

Mr. Joyce explained he had prepared a report dated January 2020 for the Board's review.

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. Galestok read Planning Board Resolution #20-14.

Mr. Bulakowski made a motion that this area is an area in need of redevelopment and approve Planning Board Resolution #20-14. The motion was seconded by Mr. Senico.

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. McDuell	YES	Ms. Dowe	YES
	Mr. Senico	YES	Mr. Roy	YES
	Mr. Vassar	YES	Mr. Supplee	YES
	Chairman Crompton	YES		

Motion carried.

2. Review and approval of Ordinance 2020-10 as to referred from the Lower Township Council to the Planning Board for action according to law as recommended by the Lower Township Solicitor.

Mr. Galestok explained to the Board, Township Council had their first reading of proposed Ordinance 2020-10 and they are recommending the Board review the proposed Ordinance. He explained if acceptable to the Board, second reading by Township Council will be March 16, 2020.

Mr. Galestok reviewed the proposed Ordinance changes.

Mr. Galestok read a memorandum dated February 21, 2020.

Mr. Rosenberg made a motion to approve the proposed Ordinance 2020-10 and recommend Township Council process with adoption. The motion was seconded by Mr. Vassar.

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. McDuell	YES	Ms. Dowe	YES
	Mr. Senico	YES	Mr. Roy	YES
	Mr. Vassar	YES	Mr. Supplee	YES
	Chairman Crompton	YES		

Motion carried.

Mr. Bulakowski made a motion to approve the minutes from the January 16, 2020 meeting. The motion was seconded by Mr. Vassar. Motion carried.

Mr. McDuell made a motion to approve the Sachar and True Value (Bayshore Mall 1A, LLC) resolutions. The motion was seconded by Mr. Roy. Motion carried.

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

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

Mr. McDuell made a motion to adjourn at 6:13 P.M. The motion was seconded by Ms. Dowe. 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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