

# 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 21, 2019 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  
Andrew Bulakowski  
Chris McDuell  
Michael Rosenberg (Mayor's Designee)  
Roland Roy  
Christopher Vassar

MEMBERS EXCUSED: Erik Simonsen  
Daniel J. Senico  
James Hemingway

MEMBERS ABSENT: John McNulty  
Jennifer Dowe

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

STAFF EXCUSED: Shawn Carr, Board Engineer

CORRESPONDENCE:Handouts:

List of Board Solicitor vouchers dated February 19, 2019.

List of Board Engineer vouchers dated February 21, 2019.

List of Acting Board Engineer voucher dated February 21, 2019.

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

2. Amended site plan application to vacate a portion of Fish Dock Road, submitted by H & H Two Mile, LLC for the location known as Block 820, Lots 2.01 & 4.01, 1 Fish Dock Road.

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

Mr. Joe Maffei, PE, was sworn in.

Mr. Gelzunas explained the Board approved a site plan April 19, 2018 for additions to the existing restaurant. He explained that application did not require any variances. He explained what is before the Board tonight does not change that approval. He explained they are before the Board tonight to amend the previous site plan asking the Board to recommend a portion of Fish Dock Road be vacated.

Mr. Gelzunas explained Cape May County Planning Board has made it a condition of their approval Fish Dock Road be vacated.

Marked into evidence as A-1 was the Cape May County Planning Board letter dated March 20, 2018.

Mr. Gelzunas explained Lund's Fisheries will have an easement like they have now.

Mr. Gelzunas explained the County will vacate Fish Dock Road once this Board recommends the vacation and Township Council recommends and approves a resolution.

Mr. Maffei reviewed the plan with the Board. He explained H & H Two Mile own the property on either side of Fish Dock Road. He explained vacating Fish Dock Road will not change anything.

Mr. Gelzunas explained Lund’s Fisheries is aware of this and submitted into evidence as A-2 the notice sent to them.

Mr. MacPherson summarized Engineer’s comments dated February 14, 2019.

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 asked what the County designation of this road was? Mr. MacPherson explained it was County Road #630.

Mr. Gelzunas explained if this Board approves the application, he would take the approving resolution and approach Township Council. If they approve the vacation, he would then take both resolutions to the County.

Mr. Rosenberg made a motion to conditionally approve this application. The motion was seconded by Mr. Roy.

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. McDuell	YES	Mr. Roy	YES
	Mr. Vassar	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. Vassar made a motion to approve the minutes from the January 17, 2019 meeting. The motion was seconded by Mr. Bulakowski. Motion carried.

Mr. Vassar made a motion to approve the Board Solicitor, Board Engineer and Acting Board Engineer vouchers. The motion was seconded by Mr. McDuell. Motion carried.

Mr. Roy made a motion to approve the Resolution from the January 17, 2019 meeting. The motion was seconded by Mr. Vassar. Motion carried.

1. Discussion of Annual Variance Report.

Mr. Galestok explained the variance report to the Planning Board is a courtesy review.

Mr. Galestok explained there are several things he would like the Board to think about for

a possible change. He explained the first is in the RB Zone which is an owner occupied zone. He explained when there is an application, it may start out as owner occupied, but then the owner moves. He explained the Board may want to consider changing this requirement.

Mr. Galestok explained there is a discrepancy in the Ordinance with the setbacks for farm buildings and a structure to house farm animals. He explained a farm building can be 40' from a property line, but a building to house farm animals has to be 100' from property lines. He explained one acre is required to have farm animals, but it is hard to put a barn on the lot and meet 100' setbacks. He explained the Board should think about making the setbacks for a farm building and farm animal shelter the same.

Mr. Galestok explained the R-1 & R-2 Zones required a driveway have a 6' setback. He explained in the R-3 Zone, no setback is required. He explained the Board may want to consider changing or eliminating the driveway setback.

Mr. Bulakowski made a motion to adjourn at 7:21 P.M. The motion was seconded by Mr. Vassar. Motion carried.

Respectfully submitted,

Lisa A. Schubert,  
Recording Secretary

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

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.