

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

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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 March 15, 2012 at the Lower Township Municipal Building. The meeting was called to order at 7:04 P.M. by Chairman Jay Dilworth. 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 Jay Dilworth
Paul St. John
John McNulty
Frank Zeigler
* James Hanson

MEMBERS EXCUSED: Charles Hewitt, Jr.
Michael Beck
Kevin Lare
Johnnie Walker (Mayor's Designee)
Daniel J. Senico
Brian Sullivan
Chris McDuell

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

* Mr. Hanson sat as a Board member subject to 40:55D-23a, Mayor's Designee in the absence of the Mayor

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated March 9, 2012.

An Ordinance amending Chapter 400 of the revised General Ordinances of the Township of Lower 2012 - draft - bee keeping

2011 Planning Board Variance Report.

The New Jersey Planning: January/February 2012, Vol. 73, No. 1.

Chairman Dilworth read the agenda for the benefit of the public.

5. Extension of site plan approval & continued use of concession trailer, submitted by William Bright for the location known as Block 795, Lot 154.01, 1040 West Rio Grande Avenue.

Mr. William Bright, applicant, was sworn in by Chairman Dilworth.

Mr. Bright explained that he received approval two years ago and the Board allowed him to have a concession trailer to get started. He explained that it is hard to obtain a commercial loan. He explained that he would like a three-year extension of approval and to be allowed to keep the trailer.

Mr. Galestok explained that the concession trailer has been operated for a couple summers now. He explained there haven't been any problems.

Mr. McNulty made a motion to approve a three-year extension. The motion was seconded by Mr. St. John. Motion carried.

Mr. Galestok reminded the Board members that the financial disclosure forms are due to the Clerk's office by March 23rd. He explained that the State can fine any Board member who hasn't turned the form in \$100.00.

Mr. Galestok explained that thanks to Mr. Hanson, there was a quorum tonight. He explained that under 40:55-23, Mayor's Designee, Mr. Hanson was able to sit as a Board

member.

4. Courtesy application for Eagle Scout project from John Campbell. The project constitutes renovations to the footbridge that joins the Richard M. Teitelman School property & New Jersey Public Lands.

Mr. Galestok reviewed the aerial photo with the Board. He showed the Board the location of where the footbridge would be. He explained that they do have a Special Use Permit dated February 12, 2012 from the State.

Mr. St. John made a motion to approve the courtesy application. The motion was seconded by Mr. Hanson. Motion carried.

3. Discussion of changes to the Lighthouse Pointe Marina site plan for the pool; Hatch Mott MacDonald.

Mr. Thornton explained to the Board that when they approved the application, there was a parking area to be added with five additional parking spaces on the south end of the site. He explained that the CAFRA permit and plan have eliminated that parking area. He explained that at the Board meeting, they testified that there was more than enough parking. He explained that he wanted to present this change to the Board for their input as to whether they wanted the applicant to come back before the Board or if this change could be done administratively.

There was a discussion that CAFRA did not require the parking area removed. He explained it was a coverage issue.

Mr. Teitler explained he didn't think any variance relief would be required if the parking area was eliminated.

The Board explained that they were comfortable with the review being administratively.

1. Discussion of Annual Variance Report.

Mr. Galestok explained to the Board that he did not see any trends that the Board would need to address.

2. Discussion of proposed beekeeping Ordinance according to New Jersey State best practices as requested by the Board.

Mr. Galestok reviewed the proposed Ordinance with the Board. There was a discussion about the number of hives for property sizes. The Board felt that on small lots, there should only

be one hive. On site water sources was a big issue. Also when the bees exit the hive, they come straight out then up and recommend a barrier close to the hive to force the bees upward before they have the chance cross property lines.

The discussion about the number of hives per lot size was as follows: up to 1/4 acre, one hive; up to 1/2 acre, two hives; one acre, three hives; unlimited over two acres.

There was a discussion that bee keepers must be registered.

Mr. McNulty made a motion to approve the resolutions from the February 16, 2011 meeting. The motion was seconded by Mr. St. John. Motion carried.

Mr. St. John made a motion to approve Board Solicitor vouchers. The motion was seconded by Mr. McNulty. Motion carried.

Mr. St. John made a motion to adjourn at 7:37 P.M. The motion was seconded by Mr. Hanson. 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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