

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 March 20, 2014 at the Lower Township Municipal Building. The meeting was called to order at 7:00 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
Charles Hewitt, Jr.
Johnnie Walker (Mayor's Designee)
Paul St. John
Chris McDuell
Fred Long

MEMBERS EXCUSED: Michael Beck
Norris Clark
Daniel J. Senico
John McNulty
Brian Sullivan

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

CORRESPONDENCE:

Handouts:

The New Jersey Planner: January/February 2014; Vol. 75. No.1.

List of Board Solicitor vouchers dated March 13, 2014.

List of Hatch Mott MacDonald dated March 20, 2014.

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

Mr. Hewitt made a motion to approve Resolution #14-12, appointing Joseph Maffei, PE, as Board Engineer for the remainder of 2014. The motion was seconded by Mr. Walker. Motion carried.

5. Minor subdivision application for the creation of two (2) newly described lots, submitted by Garret Welsh & Sun Seashore RV for the location known as Block 501, Lots 9.01 & 9.03, 716 & 720 Seashore Road.

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

It was explained this application was reviewed by the Subdivision Committee and found to meet the requirements.

Mr. Dwyer explained they agree with all the conditions.

Mr. Hewitt made a motion to conditionally approve this application. The motion was seconded by Mr. St. John. Motion carried.

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

4. Minor site plan application for the installation of five (5) parking lot lights destroyed by Sandy, submitted by 8100 Bayview, LLC, for the location known as Block 820, Lot 2.05, 8100 Bayview Drive.

Mr. Peter Tourison, Esq., represented the applicant.

Mr. Tourison explained during Superstorm Sandy, parking lot lights were lost. He explained they have installed new lights.

Mr. John Feuliner, applicant, was sworn in by Chairman Dilworth.

Mr. Tourison submitted into evidence Mr. Sweeney’s plan that indicates the height of the lights at 17’, a report from Mr. Brian Murphy, regarding the wattage, an estimate for shielding the lights and a letter from the insurance company that lighting is required for safety reasons.

Mr. Feuliner explained the lights are more decorative than other lights. He explained the wattage has been reduced to prevent spillage. He explained it is a large parking area to light.

There was a discussion that approximately one foot candle would leave the site. Mr. Galestok explained the Board Engineer would address that.

Mr. Maffei read Engineer comments dated March 16, 2014.

This portion of the hearing was opened to the public.

Ms. Florence Aubrey was sworn in by Chairman Dilworth.

Ms. Aubrey explained she has lived across the street from the Bayview Inn for 57 years. She explained that she was very happy when the lights were installed. She explained that this area of the neighborhood is very dark and the lights are an improvement. She explained the lights do not disturb her whatsoever.

This portion of the hearing was closed to the public.

Mr. St. John made a motion to conditionally approve this application. The motion was seconded by Mr. Hewitt.

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|-------|--------------|-----|-------------------|-----|
| VOTE: | Mr. Hewitt | YES | Mr. Walker | YES |
| | Mr. St. John | YES | Mr. McDuell | YES |
| | Mr. Long | YES | Chairman Dilworth | 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. Discussion of Hereford Inlet to Cape May Inlet Draft Feasibility Report (Hurricane and Storm Damage Reduction along Atlantic Ocean (“Diamond Beach”). Pending Township Council Approval.

Mr. Christopher Constantino, Environmental Specialist, from NJDEP, explained to the Board that they would like to install a dune and berm 16' in height. He explained there would be access for cars and ADA accesses. He explained there would be a split rail fence.

Mr. Constantino explained the project.

Mr. Hewitt made a motion to make a recommendation to Council in support of this project. The motion was seconded by Mr. St. John. Motion carried.

1. Discussion of Annual Variance Report.

Mr. Galestok explained to the Board the Zoning Board has already reviewed the report and had no problem with it. He explained it is before the Board as a courtesy tonight.

Mr. Galestok explained he received a memorandum from the Environmental Commission which he read. He explained this Board does not see these projects anymore. He explained Section 400-79D(1), has exempted Board review for bulkheads and such. There was a discussion that an application would have to be made to the State.

Mr. St. John made a motion to approve the Wilson Trust & Salasin resolutions. The motion was seconded by Mr. McDuell. Motion carried.

Mr. Teitler explained that he would have the resolution for H & H Fisheries for next month's meeting.

Mr. Hewitt made a motion to approve Board Solicitor and Hatch Mott MacDonald vouchers. The motion was seconded by Mr. Walker. Motion carried.

Mr. Hewitt made a motion to adjourn at 7:53 P.M. The motion was seconded by Mr. Walker. 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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