

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

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## LOWER TOWNSHIP PLANNING BOARD

A regularly scheduled meeting of the Lower Township Planning Board was held on March 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  
Michael Rosenberg (Mayor's Designee)  
Roland Roy  
Christopher Vassar

MEMBERS EXCUSED: Erik Simonsen  
Chris McDuell  
Daniel J. Senico  
James Hemingway

MEMBERS ABSENT: John McNulty  
Jennifer Dowe

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

CORRESPONDENCE:

Handouts:

List of Board Solicitor voucher dated March 19, 2019.

List of Board Engineer vouchers dated March 21, 2019.

The New Jersey Planner: January/February 2019 - Vol. 80, No. 1.

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

2. Discussion of 'the proposed Brewery Expansion project generally includes the construction of a 102' x 60' (6,102 sf) 4-bay pre-engineered metal building shell with a 4,280 sf partial 2<sup>nd</sup> floor and associated site infrastructure, including building fire protection, utility feeds, grading, draining, 116 vehicle parking lot, marking sidewalks, curbing, site lighting, topsoil, seed and mulch' and 'construction of building fit out, vestibule/reception, 2<sup>nd</sup> floor entry, connector corridor and beer garden will be by the Cape May Brewing Company (CMBC).'

Mr. Robert Krill, partner of Cape May Brewing Company, explained to the Board the DRBA is proposing constructing a building to house the brewing company. He explained right now, they have offices and building throughout the airport. This building would centrally locate the operation.

Mr. Tom Cook, Executive Director of the DRBA, explained there is a lot of work going on at the airport to try and make this a nice area for the Township and patrons. He explained the old Everlon building has been demolished.

Mr. Cook explained they are proposing a 6,000 sq. ft. building with a 4,400 sq. ft. second level for Cape May Brewing. He explained Cape May Brewing would finish the interior. He explained there would be a beer garden, walkways, showroom, etc. He explained they are hoping to start the building construction late winter early spring of next year and that should give Cape May Brewing enough time to finish the interior for next season.

3. Dune review application to demolish the existing single family dwelling and other structures and construct a new single family dwelling, deck & pool, submitted by Paul Brady for the location known as Block 350.01, Lots 1-3, 119 Wildwood Avenue.

Mr. Paul Brady, applicant, was sworn in.

Mr. Brady explained he owns the property at the end of Wildwood Avenue on the beach. He explained they would like to demolish everything on the property and construct a nice modest home and pool.

Mr. Teitler explained he spoke with Mr. Steve Griffith and he said a CAFRA permit has been obtained for this project already. Mr. Brady had marked into evidence as A-1 the CAFRA permit.

Mr. Brady explained they will be very respectful of the dune. He explained he did review the Engineer's comments with Mr. Griffith and they have no problem complying.

Mr. Carr summarized Engineer's comments dated March 14, 2019.

There was a discussion a variance for the pool is not needed.

Mr. Teitler explained the applicant has agreed to comply with all of the Engineer's comments. Also, this is a by-right dune review application as no variances are needed.

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

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	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.

4. Minor site plan application for ADA improvements. Improvements to include minor grading, replacement of existing asphalt with concrete, repaving & restriping the existing parking lot & sidewalks, submitted by CVS Health for the location known as Block 216, Lots 32-34, 1501 Bayshore Road.

Mr. Luke Pontier, Esq., represented the applicant.

Mr. Pontier explained the original approval for the CVS was 2009. He explained they would like to replace the asphalt with concrete, there will be some grading and the parking lot would be restriped for ADA Improvements. He explained there would be no changes to the building or the parking area.

Mr. Don Grysco, PE, was sworn in.

Mr. Grysco explained there are four (4) ADA parking spaces. He explained the asphalt would be removed there and replaced with concrete with the proper grading. He explained they would be restriping these parking spaces. He explained after all the work is complete, the entire parking lot would be clear coated and restriped.

The explained they have no problem with complying with the Engineer's comments.

Mr. Carr summarized Engineer's comments dated March 14, 2019.

Mr. Galestok read Bureau of Fire Safety comments dated March 5, 2019 in which they found this application acceptable.

The Board inquired about in and our arrows on the parking lot? Mr. Grysco explained if the arrows are faded and on the originally approved plan, they will add them when they clear coat the parking.

Mr. Carr explained a cost estimate would be needed for the clear coat and striping.

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

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	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. Rosenberg made a motion to approve the Board Solicitor and Board Engineer vouchers. The motion was seconded by Mr. Bulakowski. Motion carried.

Mr. Roy made a motion to approve the resolution from the February 21, 2019 meeting. The motion was seconded by Mr. Vassar. Motion carried.

Mr. Roy made a motion to adjourn at 7:41 P.M. The motion was seconded by Mr.

Bulakowski. 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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