

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 April 21, 2016 at the Lower Township Municipal Building. The meeting was called to order at 7:02 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
Jay Young
Chris McDuell
Johnnie Walker (Mayor's Designee)
David Perry
Brian Sullivan
John McNulty
Jennifer Dowe
Andrew Bulakowski
Christopher Vassar

MEMBERS EXCUSED: Michael Beck
Daniel J. Senico

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 vouchers dated March 14, 2016.

List of Board Engineer vouchers dated April 21, 2016.

2015 Planning Board Variance Report.

The New Jersey Planner: January/February 2016, Vol. 77, No. 1.

Mr. Walker made a motion to approve the minutes from the February 18, 2016 meeting. The motion was seconded by Mr. Vassar. Motion carried.

Mr. Sullivan made a motion to approve Board Engineer vouchers. The motion was seconded by Mr. Bulakowski. Motion carried.

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

Mr. Sullivan made a motion to approve the Resolutions from the February 18, 2016 meeting. The motion was seconded by Mr. Vassar. Motion carried.

1. Discussion of Annual Variance Report.

Mr. Galestok explained he reviewed the report and didn't see any patterns that would need to be addressed. He explained what he is looking for is if the Board approves a lot of the same variances. He explained if so there would be discussion about looking to change Ordinance.

2. Final subdivision application for the creation of ten (10) newly described lots. (Preliminary subdivision and hardship variance needed for lot frontage, width, depth, setbacks for existing structures (front, gross floor area & accessory side yard) was approved at the February 18, 2016 meeting), submitted by David Rutherford for the location known as Block 791, Lots 6.01 & 6.06, 619 Seagrove Avenue.

Mr. Teitler explained the applicant passed away between approvals. He explained the Estate has to work on settling. He explained he will reach out to Mr. Rutherford's attorney and find out what is happening. He explained at this time, he recommends keeping the application on the agenda until at least next month.

There was a discussion that if need be, the application could be denied without prejudice in the future. No new application fees would be needed this way.

3. Preliminary & final site plan and hardship variance applications to construct a 26-space parking lot. Hardship variance needed for lot frontage, submitted by The Nature Conservancy for the location known as Block 753.01, Lot 25.02, East of Railroad.

Mr. Teitler explained Mr. Jon Batastini, Esq., is the attorney for the applicant. He explained there is a potential notice problem with the application so he is requesting the application be continued until the May 19, 2016 meeting. He explained Mr. Batastini explained to him that he is planning on revising the plans and will resubmit.

Mr. Galestok read Resolution #16-15 to enter into closed session. Mr. Bulakowski made a motion to enter into closed session at 7:15 P.M. The motion was seconded by Ms. Dowe. Motion carried.

The meeting was called back to order at 7:17 P.M.

Mr. Walker made a motion to adjourn at 7:17 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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