

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 May 16, 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)
James Hemingway

MEMBERS EXCUSED: Erik Simonsen
Roland Roy
Christopher Vassar
Daniel J. Senico

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 vouchers dated May 14, 2019.

Mr. Rosenberg made a motion to approve the April 18, 2019 minutes. The motion was seconded by Mr. McDuell. Motion carried.

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

Mr. McDuell made a motion to approve the Foulkrod resolution. The motion was seconded by Mr. Rosenberg. Motion carried.

Mr. Rosenberg made a motion to approve the Daly resolution. The motion was seconded by Mr. McDuell. Motion carried.

1. Discussion of farm accessory uses; accessory uses for barns for farms and animals, proposed change to make the setbacks distances more appropriate and consistent with each type of use.

Mr. Galestok explained to the Board one acre is required for customary farm animals and the barn to house the animals must be 100' from property lines and a house. He explained that for chickens, pigs, etc., this may be needed. He explained for farm equipment, the structure can be 40' from property lines.

Mr. Galestok explained he spoke with a Mr. Mimplitsch who has horses and he recommends one acre per horse and the barn 40' from the property lines and house. He explained he wouldn't go over two horses per acre.

There was a discussion about if this would be for horses only or all farm animals. Mr. Galestok explained this change would be for horses only.

Mr. Rosenberg made a motion to recommend to Township Council to make an exception for horses only to have one acre per horse and the barn can be 40' from the property line. The motion was seconded by Mr. McDuell.

Motion carried.

2. Discussion and action on the resolution: A discussion and possible recommendation to Lower Township Council, per request in Council Resolution #2019-150, to consider that Block 410.01, Lots 82, 83, 84 & 87.01 (“the study area”) be deemed an area in need of rehabilitation.

Mr. Galestok explained to the Board, Township Council sent an example of what could go at this property. He explained it could be a 55 and over with single family dwellings and townhouses. He explained the property is across the street from the golf course. He explained the zoning is industrial and the 100' buffer should be maintained.

There was a discussion that Council passed a resolution to have the Planning Board review this Block and Lots to determine if this is an area in need of rehabilitation.

There was a discussion that if the zoning remains the same, it would be a Zoning Board application.

One of the Board members mentioned there was an unnamed right-of-way in the center of the tract that should be researched prior to any construction.

Mr. Rosenberg made a motion to recommend to Township Council that Block 410.01, Lots 82, 83, 84 & 87.01 be deemed an area in need of rehabilitation. The motion was seconded by Mr. McDuell.

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. McDuell	YES	Mr. Hemingway	NO
	Chairman Crompton	YES		

Motion carried.

There was a discussion regarding the possible change of the meeting time. The Board discussed changing the meeting time from 7:00 P.M. to 6:00 P.M. and should start August.

Mr. McDuell made a motion to approve the change in meeting time from 7:00 P.M. to 6:00 P.M. starting August. The motion was seconded by Mr. Rosenberg. Motion carried.

Mr. Rosenberg made a motion to adjourn at 7:25 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.

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.