

# 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 17, 2018 at the Lower Township Municipal Building. The meeting was called to order at 7:10 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)  
Daniel J. Senico  
Roland Roy

MEMBERS EXCUSED: Erik Simonsen  
Chris McDuell  
Christopher Vassar

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 9, 2018.

List of Board Engineer vouchers dated May 17, 2018.

The New Jersey Planner: March/April 2018 - Vol. 79, No. 2.

3. Preliminary & final site plan and hardship variance application to construct 18 townhouses. Variances needed for number of stories, front yard setback, internal deck setback, number of signs and sign setback, submitted by Achristavest, LLC, Achristavest Pier 6600, LLC, Diamond Beach I, LLC, Icona Diamond Beach Residences & Eustace Mita for the location known as Block 703, Lots 1-8, 29-32, 1.01, 29.01-32.01 & Block 698, Lots 3-5 & 4.01, Seaview & Rochester Avenues.

Mr. Teitler explained the applicant has requested the application be continued.

Mr. Frank Corrado, Esq., represented the applicant.

Mr. Corrado explained he submitted a formal request via letter that the application be continued. He explained they will make changes to the plan as per the Board Engineer's comments.

Mr. Corrado explained they agree to waive time constraints and request no new notice be required.

Mr. Teitler announced the application would be continued until the June 21, 2018 and no new notice would be required.

Mr. Rosenberg made a motion to approve the minutes from the April 19, 2018 meeting. The motion was seconded by Mr. Roy. Motion carried.

Mr. Senico made a motion to approve the resolutions from the April 19, 2018 meeting. The motion was seconded by Mr. Bulakowski. Motion carried.

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

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

1. Proposed street vacation of Lucille & Victoria Avenues.

Mr. Galestok reviewed the request with the Board. He explained there is a section of Lucille Avenue between Warwick Road and Evergreen Avenue that is not paved. He explained if vacated  $\frac{1}{2}$  would go to one neighbor and the other  $\frac{1}{2}$  to the other neighbor. He explained he doesn't see a problem if this is vacated.

Mr. Roy made a motion to recommend the vacation to Township Council. The motion was seconded by Mr. Bulakowski. Motion carried.

2. Revised site plan & hardship applications to redesign and relocate the entrance and exit driveways required by NJDOT and a 90 square foot freestanding sign and one forty-two square foot building mounted sign. Hardship variances needed for number of signs and sign setback, submitted by FCF Realty, Inc., for the location known as Block 776, Lot 10, 920-928 Route 109.

Mr. Bulakowski excused himself from this application due to a conflict of interest. Mr. David Brand, Lower Township Zoning Board of Adjustment board member, sat on this application due to lack of Planning Board quorum due to Mr. Bulakowski's conflict of interest.

Mr. Frank Corrado, Esq., represented the applicant.

Mr. Corrado explained they are here tonight to revise the site plan. He explained they were before the Board in September and received approval. He explained that NJDOT changed the location of the entrance and exit and they reversed the entrance and exit onto the site. He explained they want the entrance toward the bridge and the exit closer to the Urgent Care.

Mr. Corrado explained they would also like to change the signs and are requesting relief for these changes.

Mr. William Feraco, Principal owner, Mr. Matt Hender, PP, Licensed Landscape Architect was sworn in.

Mr. Hender explained NJDOT flipped the entrance/exit this Board approved. He explained they want the south access the entrance and the north access the exit. He explained that they have jurisdiction of entrances/exits onto State Highways.

Mr. Hender explained they also had to move the south access closer to the property line. He explained by doing this, no parking spaces were lost except one of the employee parking spaces along the south property line.

Mr. Hender explained there is a new easement with Urgent Care for access to their property and explained it will start at the southern end of the property and go across the lot to their property.

Mr. Hender explained the original approval had two building mount signs. One sign was for the liquor store and the other for the deli. He explained they are not having the deli, so they are proposing one 42 square foot building-mounted sign. He explained they are proposing a new 90 square feet free standing sign. He explained they would like to relocate the sign closer to the new entrance. He explained they are proposing three signs on the free-standing sign. He explained one would be the Joe Canal's sign, a digital message sign and an Urgent Care sign.

Mr. Hender explained the proposed sign promotes safety to the site, it compliments the building, there is no deterrent to the zone or zone plan.

Mr. Hender explained they will comply with the Board Engineer's comments.

Mr. Hender explained they will revise the plan to indicate the 6' setback for the trash enclosure.

The Board asked if there will be arrows painted in the drive aisles showing the exit? Mr. Feraco explained there are two. The Board explained they may not be big enough. Mr. Feraco explained they have one-way signs and would like entrance/exit signs. It was explained the plan has four arrows shown. Mr. Corrado explained they will increase the size of the arrows. Mr. Hender explained they will show the size and area of the entrance/exit signs on the revised plans.

Mr. Corrado read Bureau of Fire Safety comments dated May 14, 2018.

This portion of the hearing was opened to the public.

Ms. Mary Fox was sworn in.

Ms. Fox explained she is pleased they requested the entrance/exit signs. She explained the location of the entrance is right up to her property line now and only 10' from her driveway. She explained she has concerns that people will be using this property to access Urgent Care.

This portion of the hearing was closed to the public.

There was a discussion that the difference in square footage from the signage that was previously approved is 12 square feet. Also, there will only be one building-mounted sign.

Mr. Senico made a motion to conditionally approve the site plan application. The motion was seconded by Mr. Roy.

VOTE:	Mr. Rosenberg	YES	Mr. Senico	YES
	Mr. Roy	YES	Mr. Brand	YES

VOTE:	Mr. Rosenberg	YES	Mr. Senico	YES
	Mr. Roy	YES	Mr. Brand	YES
	Chairman Crompton	YES		

Motion carried.

Mr. Senico made a motion to conditionally approve the hardship variance application. The motion was seconded by Mr. Rosenberg.

VOTE:	Mr. Rosenberg	YES	Mr. Senico	YES
	Mr. Roy	YES	Mr. Brand	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. Senico made a motion to adjourn at 7:51 P.M. The motion was seconded by Mr. Roy. 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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