

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 June 18, 2015 at the Lower Township Municipal Building. The meeting was called to order at 7:10 P.M. by Chairman Paul St. John. 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 Paul St. John
Johnnie Walker (Mayor's Designee)
Daniel J. Senico
John McNulty
Fred Long

MEMBERS EXCUSED: Jay Dilworth
Charles Hewitt, Jr.
Michael Beck
Chris McDuell
Brian Sullivan

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 Acting Board Engineer (MV Engineering) vouchers dated June 9, 2015.

List of Engineering Design Associates vouchers dated June 18, 2015.

List of Board Engineer vouchers dated June 18, 2015.

Chairman St. John read the agenda for the benefit of the public.

There was a discussion regarding the voucher for the Hansen subdivision. Mr. Carr explained it was a review of the plans for the major subdivision. It was explained this is an older subdivision.

Mr. Walker made a motion to approve the minutes from the May 21, 2015 meeting and the Hansen voucher. The motion was seconded by Mr. Long. Motion carried.

1. Informal discussion regarding adding retail space to the front of the property, submitted by Storage Quest for the location known as Block 410.01, Lot 85, 340 Fulling Mill Road.

No one was present for the discussion.

3. Preliminary & final site plan & hardship variance applications for Phase I - to modify approved site plan for an existing marina and restaurant, to clarify the approved outside "service" bar and to add more seating and update the site plan approval to be consistent with as-built conditions regarding previous approval. Phase II - modification to dock configuration only. Hardship variances needed for more than one (1) enterprise sign and larger than permitted informational sign greater than two (2) sq. ft., submitted by Cape Harbor Enterprises, Inc., for the location known as Block 822.03, Lot 8, 954 Ocean Drive.

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

Mr. Corrado explained to the Board that after reading the Engineer's report and hearing the objections from the objectors, they would like to continue the application and review the plan again. He explained they would like to see if the objector's concerns can be addressed. He explained he had sent a letter to Mr. Dwyer and Mr. Teitler, Board Solicitor, with what he just

explained. He explained there are also five Board members present tonight and because of the application, he would like a full Board. He explained they are prepared to submit revised plans ten (10) days prior to the meeting and would send Mr. Dwyer a copy directly. He explained that they would be waiving time constraints.

Mr. Teitler explained he doesn't see a problem with granting the continuance. He explained this is something the Board has done in the past.

A Board member explained that it is a good idea that application is being continued. Explaining the plan is very difficult to review and clarifying the plans will allow the Board to make an informed decision.

The Board took a roll call vote for granting the continuance.

VOTE:	Mr. Walker	YES	Mr. McNulty	YES
	Mr. Senico	YES	Mr. Long	YES
	Chairman St. John	YES		

Motion carried.

Mr. McNulty made a motion to approve the Seashore Campsites voucher. The motion was seconded by Mr. Senico. Motion carried.

Mr. Senico made a motion to approve the Achristavest Pier 6600 vouchers. The motion was seconded by Mr. McNulty. Motion carried.

Mr. Walker made a motion to approve the Hansen voucher. The motion was seconded by Mr. McNulty. Motion carried.

Mr. McNulty made a motion to approve the Cape Harbor Enterprise voucher. The motion was seconded by Mr. Senico. Motion carried.

Mr. Senico made a motion to approve the Arena voucher. The motion was seconded by Mr. Long. Motion carried.

Mr. Walker made a motion to approve the Storage Quest voucher. The motion was seconded by Mr. Senico. Motion carried.

Mr. Senico made a motion to adjourn at 7:25 P.M. The motion was seconded by Mr. Long. 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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