

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 20, 2019 at the Lower Township Municipal Building. The meeting was called to order at 7:16 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
Michael Rosenberg (Mayor's Designee)
Daniel J. Senico
Christopher Vassar
James Hemingway

MEMBERS EXCUSED: Andrew Bulakowski
Erik Simonsen
Roland Roy
Chris McDuell

MEMBERS ABSENT: Jennifer Dowe
John McNulty

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

CORRESPONDENCE:

Handout:

The New Jersey Planner: March/April 2018; vol. 80. No.2.

Chairman Crompton read Resolution #19-17, which indicated the new meeting time of 6:00 P.M. that would begin the August meeting and continue for the remainder of the year.

Mr. Vassar made a motion to approve Resolution #19-17. The motion was seconded by Mr. Senico. Motion carried.

2. Minor subdivision application for the creation of two (2) newly described lots, submitted by The Welchmen, LLC for the location known as Block 228, Lots 1 & 2, 3 Cardinal Avenue.

Mr. Ron Gelzunas, Esq., represented the applicant.

Mr. Gelzunas explained to the Board they are proposing two conforming lots. He explained this is a by-right subdivision.

Mr. Teitler explained to the Board the application before them tonight was a by-right subdivision. He explained no notice was required.

Mr. Rosenberg made a motion to conditionally approve this application. The motion was seconded by Mr. Vassar. Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

1. Minor subdivision & hardship variance applications for the creation of three (3) newly described lots. Hardship variances needed for lot frontage & width, submitted by TB Storage, LLC for the location known as Block 499.01, Lots 23.01, 24.01 & 26.03, 669 Townbank Road.

Mr. Ron Stagliano, Esq., represented the applicant.

Mr. John Kornick, PE, was sworn in.

Mr. Stagliano explained to the Board the property is approximately 2.2 acres and irregularly shaped in the R-2 with sewer zone. He explained there is approximately 220' of frontage along Townbank Road. He explained it currently shows as three lots on the tax map and

they are proposing three lots in a different configuration. He explained two of the lots are conforming and the third lot requires variances for frontage and width. He explained a flag lot is permitted in the R-2 unsewered zone. He explained a technical variance is also required because the proposed lot lines are not perpendicular to the street.

Mr. Kornick explained Townbank Road is a County road. He explained flag lots are permitted in the R-2 without sewer zone. He explained they do not meet the criteria of a flag lot under 400-8B. He explained the existing rear lot is landlocked. He explained they are proposing two conforming lots along Townbank Road and requesting a flag lot for the rear lot. He explained the proposed lot lines are not perpendicular to the street, but the existing lot lines are not either. He explained they cannot make the lot lines perpendicular to the road. He explained what is proposed would not be a detriment to the area if approved. He explained the area has single family dwellings and what is proposed provides for adequate light, air and open space.

The Board explained they do not have a problem with a flag lot in this area. They explained though, they would like to see something done with the driveways. Explaining it could be dangerous having multiple driveways close together. Mr. Carr explained there is a stone driveway and usually the County requested shared driveways.

Mr. Carr summarized Engineer's comments dated June 7, 2019.

Mr. Teitler explained the applicant is requesting a three-lot subdivision. Two of the lots conform, but variances are needed for frontage and width for the flag lot.

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. Senico made a motion to conditionally approve this application. The motion was seconded by Mr. Rosenberg.

VOTE:	Mr. Rosenberg	YES	Mr. Senico	YES
	Mr. Vassar	YES	Mr. Hemingway	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. Vassar made a motion to approve the minutes from the May 16, 2019 meeting. The motion was seconded by Mr. Rosenberg. Motion carried.

Mr. Rosenberg made a motion to adjourn at 7:37 P.M. The motion was seconded by Mr.

Vassar. 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.