

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

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LOWER TOWNSHIP PLANNING BOARD

A regularly scheduled meeting of the Lower Township Planning Board was held on June 21, 2018 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)
Roland Roy
James Hemingway

MEMBERS EXCUSED: Erik Simonsen
Daniel J. Senico

MEMBERS ABSENT: John McNulty
Jennifer Dowe
Christopher Vassar

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 voucher dated June 19, 2018.

List of Board Engineer vouchers dated June 21, 2018.

Resolution #18-21 - Cape May County Airport Tech Village Redevelopment Plan.

Cape May County Airport Tech Village - Redevelopment Plan.

Mr. Teitler read the agenda for the benefit of the public.

1. Discussion and possible approval of resolution recommending the plan to Township Council for Cape May County Airport Tech Village redevelopment plan.

Mr. Jeffrey Lindsey, Esq., County Council was present for this discussion.

Mr. Louis Joyce, PP was sworn in.

Mr. Lindsey explained to the Board that Mr. Joyce was before the Board several months ago regarding a redevelopment plan for the area of the Everlon building. He explained the process has begun to demolish the building.

Mr. Lindsey explained they are before the Board tonight for a recommendation to Township Council the area of the Everlon building be a redevelopment area.

Mr. Joyce explained he prepared a plan and presented it to Township Council. He explained the Council referred this to the Planning Board. He explained they need the Board to review the plan and a resolution is needed to recommend to Township Council this is an area in need of redevelopment.

Mr. Joyce reviewed the plan with the Board. He explained the Everlon building is in the process of being demolished. He explained it should be completely demolished by the end summer. He explained the County has moved forward to have hi-tech based businesses in this area of the airport.

Mr. Joyce explained what is proposed has to be consistent with the Township Master Plan, which he believes it is. He explained this redevelopment plan is limited to the area of the

Everlon building. He read the permitted uses for the zone. He explained he believes the plan is totally consistent with the Master Plan. He explained they have two companies that are seriously looking to come to the area and one would like to be in by spring of next year.

Mr. Galestok explained he read through the redevelopment plan and explained it was consistent with the Master Plan.

Mr. Bulakowski made a motion to approve Resolution #18-21 recommending the plan to Township Council. The motion was seconded by Mr. Roy.

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. McDuell	YES	Mr. Roy	YES
	Mr. Hemingway	YES	Chairman Crompton	YES

Motion carried.

A short recess was called at 7:14 P.M. The meeting was called back to order at 7:20 P.M.

3. Minor site plan & conditional use applications to have two (2) antennas and an equipment box attached to the facade of the Icona Motel, submitted by New Cingular Wireless PCS, LLC d/b/a AT & T Mobility for the location known as Block 710.01, Lot 1, 9701 Atlantic Avenue.

Mr. Warren Stilwell, Esq., represented the applicant.

Mr. Stilwell explained they are before the Board for a minor site plan and conditional use application to install two antennas and equipment box on the Icona building. He explained under the Ordinance, public utility uses are a conditional use. He summarized the conditions and feels they meet the conditions for a public utility use.

Mr. Sajeev Ninan, radio frequency Engineer, Mr. Gary Lucas, PE and Mr. James Miller, PP, were sworn in.

Mr. Ninan explained the Diamond Beach area is an area lacking in reliable coverage. He explained the two antennas that are proposed would give coverage to this area. He explained the antennas would be for talk, data and cell phone use.

Mr. Lucas explained they are proposing two antennas that would be located on the north and south stairwells. He explained the antennas would be 25" tall. He explained the equipment box would be located by the back elevator shaft and would not be visible. Mr. Stilwell explained the antennas would not be higher than the building and would be the same color as the building

to blend in and not be visible.

Marked into evidence as A-1 was a site plan.

Mr. Miller explained no variance relief is required. He explained what is proposed would have no impact to the surrounding area. He explained there is a need for this. He explained there are no site improvements. He explained the site is only visited once a month for maintenance and parking already exists and the tech is there for only about an hour.

Mr. Carr summarized Engineer comments dated June 14, 2018.

Mr. Bob Altenbach, from NB & C was sworn in.

Mr. Altenbach explained he locates sites for antennas in the areas of need of coverage. He explained they would like to install these antennas as soon as possible. He explained it usually takes anywhere from three days to two weeks to complete the installation. He explained the contractors would use either the elevator or stairs to access the area.

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. Galestok read Bureau of Fire Safety comments dated June 4, 2018 in which they found this application acceptable.

Mr. Galestok read Cape May County Planning Board comments dated June 5, 2018.

Mr. Teitler explained the applicant is seeking a minor site plan and conditional use application. He explained the Board has to determine if all the conditions of the conditional use have been met. If they determine the conditions have been met, then this is a by-right application.

Mr. Lucas explained when the tech comes, he brings what he needs to service the equipment. Mr. Galestok explained there really isn't any parking on-site. Explaining the existing parking is for the unit owners. Mr. Lucas explained if there wasn't on-site parking available to the tech, they would use street parking.

Mr. McDuell made a motion to conditionally approve this application. The motion was seconded by Mr. Roy.

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. McDuell	YES	Mr. Roy	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. Rosenberg made a motion to approve the minutes from the May 17, 2018 meeting, Board Engineer vouchers and Board Solicitor vouchers. The motion was seconded by Mr. Bulakowski. Motion carried.

Mr. McDuell made a motion to approve the resolution from the May 17, 2018 meeting. The motion was seconded by Mr. Rosenberg. Motion carried.

Mr. Rosenberg made a motion to adjourn at 7:40 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.

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