

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 July 24, 2014 at the Lower Township Municipal Building. The meeting was called to order at 7:03 P.M. by Chairman Jay Dilworth. 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 Jay Dilworth
Johnnie Walker (Mayor's Designee)
Daniel J. Senico
Paul St. John
Fred Long

MEMBERS EXCUSED: Michael Beck
Norris Clark
Charles Hewitt, Jr.
Brian Sullivan
John McNulty
Chris McDuell

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

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated July 10, 2014.

List of Board Engineer voucher dated July 24, 2014.

List of Hatch Mott MacDonald voucher dated July 24, 2014.

Chairman Dilworth read the agenda for the benefit of the public.

Chairman Dilworth made an announcement the application for C & J, LLC & Ware Partnership was continued until the August 21, 2014 meeting. No new notice would be given.

2. Discussion of courtesy copy of proposed distillery, Block 741.04, Lots 15.01 & 24, 57.61 acres, 916 Shunpike Road & 601 Jonathan Hoffman Road.

Mr. Galestok explained the process for a farm is through the Agricultural Board. He explained they review the application and approve. He explained the Agricultural Board sent a letter and Resolution approving the distillery. He explained they do have to go back to the Agricultural Board for site plan approval. He explained that if the Township doesn't like what is proposed, the Township could have to contest it with the Agricultural Board.

Mr. Galestok explained they are proposing a windmill. He explained it will be 300+ feet from the property line. He explained it will be a 5kw turbine where a 20kw is allowed. He explained the turbine would be 33' in height where 150' is allowed.

Mr. Galestok explained there would be a farm market by the road and there would be several structures on the larger portion of the lot.

There was a discussion that the Agricultural Board would address parking and site issues.

Mr. Cory Bryan explained the buildings that would be on the property. He explained the main building would be half distillery and half the tasting room. He explained a fair amount of the product would be grown on site. He explained he is not sure if he would use stone, clam shell or crushed concrete for the parking lot.

Mr. St. John made a motion to recommend the distillery. The motion was seconded by Mr. Senico. Motion carried.

Mr. St. John made a motion to approve the resolutions from the June 19, 2014 meeting. The motion was seconded by Mr. Walker. Motion carried.

Mr. St. John made a motion to approve Board Solicitor, Board Engineer and Hatch Mott MacDonald vouchers. The motion was seconded by Mr. Long. Motion carried.

Mr. St. John 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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