

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 August 15, 2013 at the Lower Township Municipal Building. The meeting was called to order at 7:34 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)
Paul St. John
Chris McDuell
Fred Long

MEMBERS EXCUSED: Charles Hewitt, Jr.
Michael Beck
Norris Clark
Daniel J. Senico
Brian Sullivan
John McNulty

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

CORRESPONDENCE:

Handout:

List of Board Solicitor voucher dated August 13, 2013.

Chairman Dilworth read the agenda.

Mr. St. John explained that regarding the H & H Fisheries application, he know's the Aunt of the applicant only on a professional level. He explained that he wanted to bring this up because he didn't know if this would cause a problem hearing the application. Mr. Teitler asked Mr. St. John some questions and Mr. St. John explained he does not know the Aunt on a personal level, just professional. Mr. Teitler explained he does not need to disqualify himself from the application.

Mr. Long made a motion to approve the Board Solicitor voucher. The motion was seconded by Mr. Walker. Motion carried.

Mr. Walker made a motion to approve the resolution from the July 25, 2013 meeting. The motion was seconded by Mr. St. John. Motion carried.

1. Re-examination of Master Plan.

Mr. Galestok gave the Board section 40:55D-89, Periodic Examination, from the Municipal Land Use Law book. He explained the re-examination of the Master Plan was every six years. He explained this has since been changed to every ten years.

Mr. Galestok explained that if a Municipality does not have a Master Plan or if they don't do the re-examination, if there is a lawsuit, it could be determined the Municipality is not in compliance and could be overturned in Court.

The Board asked if the new FEMA zones would be in the Master Plan? Mr. Galestok explained they would not, but there is a section where it could be addressed.

There was a discussion they are still waiting for the work maps from FEMA. There was a discussion the new FEMA zones could effect setbacks and height.

Mr. Galestok read resolution #13-24 to enter into Closed Session.

The meeting was adjourned at 7:45 P.M. to enter into Closed Session. The meeting was called back to order at 8:20 P.M.

Mr. St. John made a motion to adjourn at 8:20 P.M. The motion was seconded by Mr. McDuell. 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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