TOWNSHIP OF LOWER

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Incorporated 1798

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LOWER TOWNSHIP PLANNING BOARD

A regularly scheduled meeting of the Lower Township Planning Board was held on August 15, 2019 at the Lower Township Municipal Building. The meeting was called to order at 6:00 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) Daniel J. Senico Roland Roy Christopher Vassar James Hemingway Scott Supplee
MEMBERS EXCUSED:	Erik Simonsen
MEMBERS ABSENT:	Jennifer Dowe
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 August 14, 2019.

List of Board Engineer vouchers dated August 15, 2019.

The New Jersey Planner: May/June 2019; Vol. 80, No. 3.

Mr. Rosenberg made a motion to approve the minutes from the July 18, 2019 meeting, Board Solicitor and Board Engineer vouchers. The motion was seconded by Mr. Bulakowski. Motion carried.

Mr. McDuell made a motion to approve the resolution from the July 18, 2019 meeting. The motion was seconded by Mr. Roy. Motion carried.

2. Discussion of removal of the six (6) foot setback requirement for driveways in the R-1 & R-2 Zones.

Mr. Galestok explained in the R-1 and R-2 zones, the requirement for a driveway is a six (6) foot setback. He explained this requirement doesn't seem like it is needed. He explained if there is a subdivision application on a County Road, the County requires a shared driveway. He explained this is in the Master Plan, but has not been acted upon.

3. Discussion of the RB Zone which is an owner occupied zone and the possible removal of the owner occupied requirement.

Mr. Galestok explained this zone requires if there is a business, the owner of the business must live at that location. He explained it may start that way, but if the business is successful, the owner moves.

There was a discussion to leave the residential use in the zone, but remove owner occupied. Also explaining this is a very hard issue to enforce.

The Board explained if there is a business on the first floor and a residential unit upstairs, who really cares who's living there.

Mr. Galestok explained if the Board is ok with this change, it would be brought back in as

a review of the Master Plan. He explained if not done through the Master Plan, notice would have to be sent out.

1. Discussion of 'the GB Zoning District along the Route 109 curve...' Subsection 400-10B(13)a; Residential Use Variances in GB Zone may warrant a Zoning District Adjustment.

Mr. Galestok reviewed an aerial photo of the area with the Board. He indicated on the photo the properties that were granted use variances. He explained there are a lot of wetlands in the area. He explained there is a paper street. He explained the Blocks he would like to change from GB to R-3 Zoning is 773, 774 & 775. He explained the general area around there are residential. He explained the area along Route 109 would remain GB.

Mr. Bulakowski made a motion to proceed with the changes under the discussion items on the agenda. The motion was seconded by Mr. Vassar.

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. McDuell	YES	Mr. Senico	ABSTAIN
	Mr. Roy	YES	Mr. Vassar	YES
	Mr. Hemingway	YES	Mr. Supplee	YES
	Chairman Crompton	YES		

Motion carried.

Mr. Carr explained to the Board that this may be his last meeting. He explained Mr. Scott MacPherson would be taking over as Board Engineer. He explained Mr. Sray, Township Engineer, is moving out of State. He explained that he would be moving into Mr. Sray's position as Township Engineer.

Mr. Senico made a motion to adjourn at 6:13 P.M. The motion was seconded by Mr. Rosenberg. 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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