

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

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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 16, 2012 at the Lower Township Municipal Building. The meeting was called to order at 7:00 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  
Brian Sullivan  
John McNulty  
Chris McDuell  
Frank Zeigler

MEMBERS EXCUSED: Charles Hewitt, Jr.  
Michael Beck  
Kevin Lare

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

CORRESPONDENCE:

Handouts:

List of Board Engineer vouchers dated August 16, 2012.

The New Jersey Planning: May/June 2012, Vol. 73, No. 3.

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

2. Extension of filing time for minor subdivision, submitted by Herbert Payne for the location known as Block 258, Lots 3-5, 15 Rose Lane.

Mr. Paul Baldini, Esq., represented the applicant.

Mr. Baldini explained he is requesting an extension of filing time. He explained the final plan is not ready yet. He explained they are having a hard time getting the surveyor to revise the final plan. He is requesting an additional 190-day extension of filing time.

Mr. Senico made a motion to approve an additional 190-day extension of filing time. The motion was seconded by Mr. Sullivan. 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. Dune review application to construct a new single family dwelling, submitted by Joseph & Colleen Gallagher for the location known as Block 512.14, Lot 7, 3413 Shore Drive.

Mr. Lewis Conley, PP, and Mr. Joseph Gallagher, applicant, were sworn in by Chairman Dilworth.

Mr. Conley explained the lot is on Shore Drive. He explained they went to CAFRA before applying to this Board. He explained it has taken four years to received CAFRA approval. The approved stamped CAFRA plan had been submitted with the application.

Mr. Conley explained the Engineer's report is requesting the dune line be added to the plan. He explained that CAFRA does not want this on the plan. If this line is added to the plan, they must return to CAFRA.

Mr. Conley explained the pool has been approved in the back yard.

Mr. Conley explained architectural plans were submitted. He explained that the architect who did the plans has passed away. He explained that Fenwick Architects will be designing the new house plans.

Mr. Conley explained photos of the site were submitted with the application.

Mr. Conley explained there was a house there that burned down. He explained the basement is still there.

Mr. Conley explained they are proposing a two-story dwelling over the existing basement. He explained the original elevations had a 33 ½ foot house. He explained the architect is requesting they be allowed to build to 35 feet.

Mr. Thornton read Engineer's comments dated August 10, 2012.

There was a discussion regarding the drainage on the side of the property. Mr. Conley explained he would like to work with the Board Engineer with this issue. The Board didn't have a problem with that.

Mr. Galestok explained the height of the proposed single family is not shown on the Engineer's plan and should be indicated somewhere on the plan. Mr. Conley explained that can be shown on the profile.

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. Conley explained there will be a silt fence with ten foot returns around the perimeter of the construction area.

There was a discussion that if there are any changes to the plan, the Gallagher's have to return to DEP for review. There was much discussion regarding the drainage area along the side property.

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

VOTE:	Mr. Walker	YES	Mr. McNulty	YES
	Mr. Senico	YES	Mr. St. John	YES
	Mr. Sullivan	YES	Mr. McDuell	YES
	Mr. Zeigler	YES	Chairman Dilworth	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. St. John made a motion to approve Board Engineer vouchers. The motion was seconded by Mr. Sullivan. Motion carried.

Mr. St. John made a motion to approve the minutes from the July 12, 2012 meeting. The motion was seconded by Mr. McNulty. Motion carried.

Mr. Walker made a motion to adjourn at 7:46 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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