

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 September 18, 2014 at the Lower Township Municipal Building. The meeting was called to order at 7:04 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
Daniel J. Senico
Paul St. John
John McNulty
Chris McDuell
Fred Long

MEMBERS EXCUSED:

Michael Beck
Charles Hewitt, Jr.
Johnnie Walker (Mayor's Designee)
Norris Clark
Brian Sullivan

STAFF PRESENT:

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

CORRESPONDENCE:Handout:

List of Board Engineer vouchers dated September 18, 2014.

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

4. Minor subdivision & hardship variance applications for the creation of three (3) newly described lots. Hardship variance needed to create two (2) flag lots, submitted by Nicholas Fedoroff for the location known as Block 741.04, Lot 18.02, 20 & 21, 617 Jonathan Hoffman Road.

Mr. Marcus Karavan, Esq., represented the applicant.

Mr. Brian Murphy, PE, PP, was sworn in by Chairman Dilworth.

Mr. Murphy explained the property is on Jonathan Hoffman Road. He explained three lots exist today. He explained two are undersized and one is land locked. He explained this application will create three conforming lots. Two of the lots would be flag lots. He explained what is proposed would advance the purpose of zoning. He explained no variances are needed for the lots. The variance is needed because they are created two flag lots.

Mr. Maffei read Engineer comments dated September 10, 2014.

Mr. Murphy explained the County Planning Board meeting is tomorrow night. He explained they have requested soil borings.

Mr. Galestok read Bureau of Fire Safety comments dated August 26, 2014 in which they found this application acceptable.

There was a discussion that a demolition bond would be required if the out buildings were to remain on the lot for filing.

The Board explained what is proposed improves the conditions, but don't want to set a precedent approving multiple flag lots. Mr. Karavan explained every application should be viewed on its own merits. Also, what is proposed is making it conforming.

Mr. Teitler explained every application should be viewed on its own merit. He explained he doesn't feel the Board should concern themselves with setting a good or bad precedent and view the application as submitted.

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

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

Mr. Galestok explained the attorney for Maher-Mediuch has requested any unused escrow fees be returned. He explained that it has been past policy if the Board has not heard the application, the application fees are returned.

Mr. Senico made a motion to return the application and escrow fees to the applicant. The motion was seconded by Mr. Long. Motion carried.

Mr. Senico made a motion to adjourn at 7:23 P.M. The motion was seconded by Mr. St. John. 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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