

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 19, 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)
Christopher Vassar
James Hemingway

MEMBERS EXCUSED: Erik Simonsen
Roland Roy
Daniel J. Senico
Scott Supplee

MEMBERS ABSENT: Jennifer Dowe

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

CORRESPONDENCE:

Handout:

List of Board Engineer vouchers dated September 19, 2019.

Mr. Teitler explained to the public the two applications listed on the agenda have both been continued until the October 17, 2019 meeting.

1. Minor subdivision & hardship variance applications for the creation of three (3) newly described lots. Hardship variances needed for lot area, frontage, width and the existing structure encroaching into the front and side yard setbacks, submitted by Lone Palm, LLC for the location known as Block 168, Lots 13-18, 15, 17 & 19 Matthews Avenue.

Mr. Ron Gelzunas, Esq., represented the applicant.

Mr. Gelzunas explained the Star & Wave newspaper did not publish the legal ad. He explained notice was sent to everyone on the property owner's list. He explained that he waives time constraints and would request that they only have to place the legal notification in the newspaper.

Mr. Teitler explained that this happens from time to time and the Board cannot hear the application because they do not have jurisdiction. He explained that the application would be continued until the October 17, 2019 meeting with no new notice to the property owners, but to the newspaper only.

2. Revised site plan & hardship variance applications to remove the existing pool and spa and construct a second floor deck with an infinity pool and an area for a temporary event tent. Variances needed for number of parking spaces and number, height & size of signs, submitted by Achristavest Pier 6600, LLC for the location known as Block 710.01, Lot 1, 9601 Atlantic Avenue.

Mr. Teitler explained this application is also continued until the October 17, 2019 meeting. He explained the objecting attorney is requesting additional time to have his planner and engineer review the plans. He explained that with larger applications like this, it is not uncommon for this to happen.

Mr. Teitler explained the objecting attorneys feel the notice is deficient. If this is the case, new notice would be given. If the notice is sufficient, no new notice will be required.

Mr. Bulakowski made a motion to approve the minutes from the August 15, 2019

meeting. The motion was seconded by Mr. Vassar. Motion carried.

Mr. McDuell made a motion to approve Board Engineer vouchers. The motion was seconded by Mr. Rosenberg. Motion carried.

Mr. Bulakowski made a motion to adjourn at 6:08 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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