

# 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 20, 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  
Charles Hewitt, Jr.  
Johnnie Walker (Mayor's Designee)  
Paul St. John  
Brian Sullivan  
John McNulty  
Chris McDuell  
Frank Zeigler

**MEMBERS EXCUSED:** Michael Beck  
Kevin Lare  
Daniel J. Senico

**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 Solicitor vouchers dated September 10, 2012.

List of Board Engineer voucher dated September 20, 2012.

The New Jersey Planner: July/August 2012; Vol. 73, No 4.

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

1. Minor site plan & hardship variance applications to construct an addition to an existing hair salon. Hardship variances needed for side & rear yard setbacks, number of parking spaces & landscape buffers, submitted by Gary & Sheila Playford for the location known as Block 673, Lot 13, 3842 Bayshore Road.

Mr. Gary Playford, applicant, was sworn in by Chairman Dilworth.

Mr. Playford explained to the Board that they would like to construct a 16 x 32 addition. He explained the proposed addition would attach the existing business to the existing garage. He explained hardship variances are needed for side and rear yard setbacks and landscape buffers.

Mr. Galestok explained another variance for having two driveways within 65 feet of each other would be needed. He explained that under the circumstances what is proposed is the best that can be done.

There was a discussion regarding the addition joining the two existing structures together. Mr. Galestok explained that for fire purposes, he feels it is better to join the two structures instead of having a couple feet between them.

Mr. Playford explained there will be a total of five parking spaces on site. He explained there would be two parking spaces to the rear and two angled spaces to the side of the property. There would also be a handicap parking space in this location. There was a discussion that there is an extra wide shoulder in front of the business. Mr. Playford explained the shoulder is 13 feet. He explained that when he purchased the property, it was advertised with five off street parking spaces in front.

The Board asked if the handicap parking space would be a hard surface? Mr. Playford explained it would be. He explained this would be the best location for the space with the handicap ramp right there.

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.

The Board asked Mr. Playford how many people would be in the establishment at one time? Mr. Playford explained there are usually three people at a time.

Mr. Hewitt made a motion to conditionally approve the application. The motion was seconded by Mr. McDuell.

VOTE:	Mr. Hewitt	YES	Mr. Walker	YES
	Mr. McNulty	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.

The meeting was adjourned at 7:10 P.M. to enter into closed session.

The meeting was called back to order at 7:16 P.M.

Ms. Marie Mascaro explained she was here for the salon application. The Board explained the application was already heard explaining the meeting started at 7:00 P.M. and it was the only application on the agenda.

Ms. Mascaro explained to the Board that she had no problem with that application, but had concerns. She explained to the Board that she doesn't want her side of the property used. She explained she had concrete poured and it was damaged when the stone was put down.

The meeting was adjourned at 7:18 P.M. to enter back into closed session.

The meeting was called back to order at 7:30 P.M.

Mr. Hewitt made a motion to adjourn at 7:30 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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