

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 April 10, 2014 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)
Paul St. John
Chris McDuell
Fred Long

MEMBERS EXCUSED: Charles Hewitt, Jr.
Daniel J. Senico
Michael Beck
Norris Clark
John McNulty
Brian Sullivan

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

CORRESPONDENCE:

List of Board Solicitor voucher dated March 28, 2014.

List of Board Solicitor voucher dated April 10, 2014.

Planning Board Resolution #14-18.

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

Mr. Galestok explained to the Board there will be the need to have a conflict Board Engineer from time to time.

Mr. St. John made a motion to approve Resolution #14-18, appointing Hatch Mott MacDonald Engineers as conflict Board Engineer. The motion was seconded by Mr. McDuell. Motion carried.

2. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lots deficient in lot area, frontage & width, submitted by Mister X, LLC, for the location known as Block 552, Lots 15-19, 126 Townbank Road.

Mr. Louis C. Dwyer, Jr., Esq., represented the applicant.

Mr. Fred Xenidis, applicant, and Mr. William Sweeney, Licensed Land Surveyor, were sworn in by Chairman Dilworth.

Mr. Dwyer explained the property is 100 x 100 on Townbank Road. He explained that all the lots were purchased separately over the years and were assessed separately.

Mr. Sweeney explained he did an analysis of the area and 12 lots were conforming with 18 lots non-conforming. He explained that 7 of the 12 lots were 40' wide. He explained they are proposing two 50 x 100 lots. He explained that what is proposed would be consistent with the area. He explained what is proposed would have no detriment to the area.

Mr. Xenidis explained he would be renovating the house. Submitted into evidence was an artist rendering of the proposed renovation.

Mr. Dwyer explained all the requirements for the zone would be met. He explained the County wants shared driveways with no backing out onto Townbank Road.

There was a discussion regarding the location of the shared driveway. The Board explained they may want to shift the one house so the ten foot setbacks are on the same side for the shared driveway.

Mr. Maffei summarized Engineer's comments dated April 2, 2014.

Mr. Galestok read Bureau of Fire Safety comments dated March 10, 2014 in which they found this application acceptable.

Mr. Galestok read Cape May County Planning Board comments dated March 28, 2014.

Mr. Dwyer had submitted into evidence the marked up tax map page from Mr. Sweeney.

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 the application. The motion was seconded by Mr. Walker.

VOTE:	Mr. Walker	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. McDuell made a motion to approve the resolutions from the February 20, 2014 and March 20, 2014 meetings. The motion was seconded by Mr. St. John. Motion carried.

Mr. McDuell made a motion to approve Board Solicitor vouchers. The motion was seconded by Mr. St. John. Motion carried.

1. Re-examination of Master Plan.

Mr. Galestok explained he would hope to start the re-examination of the Master Plan with more Board members. He explained they should start next month. He suggested the Board members review the previous Master Plan and write down suggestions for discussion.

Mr. Walker made a motion to adjourn at 7:17 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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