

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP PLANNING BOARD

Submitted for October 20, 2011 - 7:00 PM

### A. MEETING CALLED TO ORDER

Approval of minutes of past meetings, Engineer's vouchers, etc.

Approval of resolutions concerning applications heard on September 15, 2011:

Johnson/Harris: Block 542, Lots 63-67  
Liuzzi: Block 494.01, Lot 10, C-023

### B. DISCUSSION ONLY:

1. Discussion of request to vacate the end of Mulberry Street; dead-end street adjacent to Ponder Lodge. Request being made by Township Council for Planning Board review.
2. Discussion of NJDEP "mandatory" public access plan: struck down by the NJ Appellate Division, NJDEP "formally proposed new common sense rules" to deal with public access to beaches and waterways.
3. Discussion of outdoor wood furnace installations; permitted zones, setbacks, minimum lot area, etc. Request being made by Township Council for Planning Board review.

### C. NEW BUSINESS:

4. Minor subdivision & hardship variance applications for the creation of three (3) newly described lots. Hardship variance needed for lot frontage and driveway location, submitted by Thomas Brodesser, Jr., for the location known as Block 500.01, Lot 45.01, 748 Tabernacle Road. (SUB 1391)
5. Extension of filing time for major subdivision, submitted by Thomas Hartle for the location known as Block 501, Lot 11.01, 738 Seashore Road. (SUB 1348-C)