

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

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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 ZONING BOARD

A regularly scheduled meeting of the Zoning Board of Adjustment was held on March 1, 2012 at the Lower Township Municipal Building. The meeting was called to order at 7:00 P.M. by Chairman James Hanson. 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 James Hanson  
Ernest Utsch III  
Michael DiStefano  
Christopher Kobik  
Dianne Kelly

**MEMBERS EXCUSED:** David F. Brand, Jr.  
John Armbruster  
Bruce Waterman  
Robert Sweeten  
Kristine Trusiak  
Stephen Komar

**STAFF PRESENT:** Anthony J. Harvatt, II, Board Solicitor  
Mark Sray, Board Engineer  
William J. Galestok, Board Secretary  
Lisa A. Schubert, Recording Secretary

CORRESPONDENCE:Handouts:

List of Board Solicitor vouchers dated February 27, 2012.

List of Board Engineer vouchers dated March 1, 2012.

2011 Zoning Board Variance Report.

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

Mr. Utsch made a motion to approve the February 2, 2012 minutes. The motion was seconded by Mr. DiStefano. Motion carried.

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

Mr. Utsch made a motion to approve Board Solicitor vouchers. The motion was seconded by Mrs. Kelly. Motion carried.

Mr. Utsch made a motion to approve the resolutions from the February 2, 2012 meeting. The motion was seconded by Mr. DiStefano. Motion carried.

Chairman Hanson reminded the Board members that financial disclosure forms are due to the Clerk's office by March 23, 2012. If any Board member fails to submit a form, they may be subject to a fine by the State.

Approval of Annual Variance Report and adoption of Resolution #12-8-ZBA subject to MLUL 40:55D-71.1.

Mr. Galestok explained the Board should have received the 2011 Variance Report. He explained that he reviews the list to see if there are repeat variances granted by the Board that should be addressed. He reviewed the report with the Board.

Mr. Kobik made a motion to approved Resolution #12-8-ZBA. The motion was

seconded by Mr. DiStefano.

VOTE:	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Kobik	YES	Mrs. Kelly	YES
	Chairman Hanson	YES		

Motion carried.

1. Hardship variance application to construct a detached garage taller than the principal structure, submitted by Harry Hoffman for the location known as Block 494.07, Lot 16, 112 Claremont Road.

Mr. Harry Hoffman and Mrs. Linda Hoffman, applicants, were sworn in by Chairman Hanson.

Mr. Hoffman explained they would like to construct a two-story detached garage. He explained the house is only one-story. He explained that the height of the garage would be 24 feet. He explained that the second story would be used as a craft room by his wife. He explained that the entire garage would be heated with wall-mounted heaters. He explained there would be no running water or kitchen in the garage.

Mr. Galestok suggested a condition of approval could be the garage could not be used as a rental unit or living area. Mr. Hoffman explained he had no problem with that condition.

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. Utsch made a motion to conditionally approve this application. The motion was seconded by Mr. Kobik.

VOTE:	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Kobik	YES	Mrs. Kelly	YES
	Chairman Hanson	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. Kobik made a motion to adjourn at 7:07 P.M. The motion was seconded by Mr. DiStefano. 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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