

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 ZONING BOARD

A regularly scheduled meeting of the Zoning Board of Adjustment was held on January 8, 2015 at the Lower Township Municipal Building. The meeting was called to order at 7:04 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
John Armbruster
David F. Brand, Jr.
Ernest Utsch III
Robert Sweeten
Michael DiStefano
Dianne Kelly

MEMBERS EXCUSED: Bruce Waterman

STAFF PRESENT: Anthony J. Harvatt, II, Board Solicitor
Shawn Carr, Board Engineer
William J. Galestok, Board Secretary
Lisa A. Schubert, Recording Secretary

CORRESPONDENCE:

Letter:

TO: James Hanson, Chairman
FROM: Mark Sray, PE, CME
DATE: December 22, 2014
RE: 2015 General Consulting Services - Zoning Board Engineer

Handouts:

List of Board Solicitor vouchers dated January 2, 2015.

List of Board Engineer voucher dated January 8, 2015.

Resolution #15-8-ZBA & 2014 Zoning Board Variance Report.

The New Jersey Planner: November/December 2014 - Vol. 75, No. 6.

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

Mr. Armbruster made a motion to approve Resolution #15-1-ZBA, nominating James Hanson as Chairman. The motion was seconded by Mr. Brand.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mrs. Kelly	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Brand made a motion to approve Resolution #15-2-ZBA, nominating John Armbruster as Vice-Chairman. The motion was seconded by Mr. DiStefano.

VOTE:	Mr. Armbruster	ABSTAIN	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mrs. Kelly	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Armbruster made a motion to approve Resolution #15-3-ZBA, nominating William Galestok as Board Secretary. The motion was seconded by Mr. Brand.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mrs. Kelly	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Sweeten made a motion to approve Resolution #15-4-ZBA, nominating Lisa Schubert as Recording Secretary. The motion was seconded by Mr. Brand.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mrs. Kelly	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Armbruster made a motion to approve Resolution #15-5-ZBA, nominating Anthony Harvatt, II, Esq., as Board Solicitor. The motion was seconded by Mr. Brand.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mrs. Kelly	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Armbruster made a motion to approve Resolution #15-6-ZBA, nominating Hatch Mott MacDonald as Board Engineer. The motion was seconded by Mr. DiStefano.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mrs. Kelly	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Armbruster made a motion to approve Resolution #15-7-ZBA, approving the meeting dates for 2015. The motion was seconded by Mr. Brand.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mrs. Kelly	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Galestok explained the Board Engineer reviews and comments on applications, but the Township Engineer performs the inspections. He explained applicants cannot be billed double. He explained it is easier for the applicant if the Board Engineer and Township Engineer are the same.

Mr. Armbruster made a motion to approve the minutes from the December 4, 2014 meeting. The motion was seconded by Mr. Sweeten. Motion carried.

Mr. Armbruster made a motion to approve Engineer's vouchers. The motion was seconded by Mr. DiStefano. Motion carried.

Mr. Brand made a motion to approve Solicitor's vouchers. The motion was seconded by Mr. DiStefano. Motion carried.

Mr. Armbruster made a motion to approve the Resolutions from the December 4, 2014 meeting. The motion was seconded by Mr. DiStefano. Motion carried.

Mr. Galestok reviewed the variance report with the Board. He explained he didn't see anything in the report for concern.

Mr. Galestok read Resolution #15-8-ZBA, approving the variance report.

Mr. Armbruster made a motion to approve Resolution #15-8-ZBA. The motion was seconded by Mr. Brand.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mrs. Kelly	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Galestok read a letter to Council regarding moving Mrs. Kelly up to Alternate I position and filling the three Alternate vacancies.

Mr. Armbruster made a motion to adjourn at 7:14 P.M. The motion was seconded by Mr. Brand. 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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