

# 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 January 9, 2014 at the Lower Township Municipal Building. The meeting was called to order at 7:03 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  
Bruce Waterman  
Michael DiStefano  
Dianne Kelly  
Erik Collins

MEMBERS EXCUSED: Robert Sweeten  
Stephen Komar

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

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated December 13, 2013.

List of Board Engineer voucher dated January 9, 2014.

Mr. Armbruster made a motion to approve Resolution #14-1-ZBA, nominating James Hanson as Chairman. The motion was seconded by Mr. Waterman. Motion carried.

Mr. Waterman made a motion to approve Resolution #14-2-ZBA, nominating John Armbruster as Vice-Chairman. The motion was seconded by Mr. Brand. Motion carried.

Mr. Brand made a motion to approve Resolution #14-3-ZBA, nominating William Galestok as Board Secretary. The motion was seconded by Mr. Waterman. Motion carried.

Mr. Armbruster made a motion to approve Resolution #14-4-ZBA, nominating Lisa Schubert as Recording Secretary. The motion was seconded by Mr. Brand. Motion carried.

Mr. Brand made a motion to approve Resolution #14-5-ZBA, nominating Anthony Harvatt, II, Esq., as Board Solicitor. The motion was seconded by Mr. Waterman. Motion carried.

Mr. Armbruster made a motion to approve Resolution #14-6-ZBA, nominating George Curvan, PE, as Board Engineer. The motion was seconded by Mr. Waterman. Motion carried.

Mr. Armbruster made a motion to approve Resolution #14-7-ZBA, meeting dates for 2014. The motion was seconded by Mr. Brand. Motion carried.

1. Certificate of non-conforming use application to certify an existing structure as eight (8) units, submitted by Richard & Judy Maloney for the location known as Block 304, Lots 1-3, 300 Oak Avenue.

It was explained this application was continued until the February 6, 2014 meeting due to deficient notice.

Mr. Utsch made a motion to approve the minutes from the December 5, 2013 meeting. The motion was seconded by Mr. Waterman. Motion carried.

The Board asked Mr. Curvan about his invoice for Amusement Partnership. Explaining it has four hours for inspection and four hours for preparation of the letter. Mr. Curvan explained it was correct. He explained it was for bond release.

Mr. Armbruster made a motion to approve the Board Engineer voucher. The motion was seconded by Mr. Waterman. Motion carried.

Mr. Waterman made a motion to approve Board Solicitor vouchers. The motion was seconded by Mr. Armbruster. Motion carried.

Mr. Armbruster made a motion to the Resolution from the December 5, 2013 meeting. The motion was seconded by Mr. Waterman. Motion carried.

There was a discussion about Amusement Partnership and the approval. The Board had questioned if the construction trailers and office building were to remain. Mr. Galestok explained that Mr. Curvan could look through the Resolution and report back next month with the findings.

Mr. Waterman made a motion to adjourn at 7:15 P.M. The motion was seconded by Mr. Armbruster. 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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