

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 February 2, 2017 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
John Armbruster
David F. Brand, Jr.
Ernest Utsch III
Robert Sweeten
Michael DiStefano
Michael Kennedy
George Doherty

MEMBERS EXCUSED: Bruce Waterman

STAFF PRESENT: Robert Belasco, Acting Board Solicitor
Jeffrey Betz, PE, Acting Board Engineer
William J. Galestok, Board Secretary
Lisa A. Schubert, Recording Secretary

STAFF EXCUSED: Anthony J. Harvatt, II, Board Solicitor
Shawn Carr, PE, Board Engineer

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated January 23, 2017.

List of Board Engineer vouchers dated February 2, 2017.

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

Mr. Brand made a motion to approve the January 5, 2017 minutes. The motion was seconded by Mr. DiStefano. Motion carried.

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

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

Mr. Armbruster made a motion to approve the resolutions from the January 5, 2017. The motion was seconded by Mr. Brand. Motion carried.

1. Hardship variance application to construct a covered porch encroaching into the front yard setback, submitted by Dean & Donna Brady for the location known as Block 539, Lots 33-38, 8 Beverly Road.

Mr. Dean Brady and Mrs. Donna Brady, applicants, were sworn in by Chairman Hanson.

Mrs. Brady explained they would like to construct a 10' covered front porch that would encroach into the front yard setback four feet. The Board asked if there would be walls? Mrs. Brady explained there would be no walls. The Board asked if they were willing to make a condition of approval that the porch not be enclosed? Mrs. Brady explained they were fine with that.

Mrs. Brady explained what they are proposing would be about the same distance as the neighboring house.

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. Galestok explained a 10' setback for what is proposed is ok and in conformity to the neighborhood.

Mrs. Brady explained they have a big family and they always seems to gather on the front porch or kitchen.

There was a discussion regarding the distance from the property to the right-of-way.

Mr. Armbruster made a motion to conditionally approve this application. The motion was seconded by Mr. Kennedy.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Kennedy	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. Brand made a motion to adjourn at 7:05 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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