

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

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## LOWER TOWNSHIP ZONING BOARD

A regularly scheduled meeting of the Zoning Board of Adjustment was held on July 11, 2013 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  
David F. Brand, Jr.  
Ernest Utsch III  
Bruce Waterman  
Robert Sweeten  
Michael DiStefano

MEMBERS EXCUSED: John Armbruster  
Christopher Kobik  
Dianne Kelly  
Erik Collins  
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 July 5, 2013.

List of Board Engineer vouchers dated July 11, 2013.

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

Mr. Utsch made a motion to approve the June 6, 2013 minutes. The motion was seconded by Mr. Waterman. Motion carried.

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

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

Mr. Brand made a motion to approve the Resolutions from the June 6, 2013 meeting. The motion was seconded by Mr. Waterman. Motion carried.

1. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage, width, encroaching into the side yard setbacks and exceeding allowed building coverage, submitted by Bruce Waterman for the location known as Block 281, Lot 32, Ridgewood Avenue.

Mr. Waterman excused himself from this application due to a conflict of interest.

Mr. Bruce Waterman, applicant, was sworn in by Chairman Hanson.

Mr. Waterman explained the lot is 30 x 100. He explained there isn't an actual address yet to the lot. He explained they are proposing 5' each side yards with the front and rear yard 20' each. He explained no adjacent vacant land is available.

Mr. Waterman explained the Board approved two variances in which the house encroached into the side yard setbacks.

Mr. Waterman explained surveys were submitted with existing and proposed conditions. He explained they are planning to remove most of the driveway leaving some in the front for one on-site parking space if possible.

Mr. Waterman had marked into evidence an elevation drawing of the proposed house. He explained the plan has an address of 129 Breakwater Road, but this is the house that will be constructed.

The Board asked Mr. Waterman if he was the contract purchaser? Mr. Waterman explained he was.

Mr. Galestok asked about the existing shed. Mr. Waterman explained the shed would be removed.

This portion of the hearing was opened to the public.

Mr. Richard Buthy was sworn in by Chairman Hanson.

Mr. Buthy asked what the allowed side yard setbacks for this area are? The Board explained the setbacks are 6' & 10' and explained the application is asking for relief from them. The allowed front and rear yard setbacks are 20' each.

Mr. Buthy asked about the side door and if the landing would encroach further? Mr. Waterman explained there would be a 3' landing which is allowed by Ordinance.

There was a discussion regarding the square footage of the house. Mr. Waterman explained the first floor would be 835 square feet. He explained the house would be 19' wide with a couple of one foot projections.

Mr. Buthy questioned the location of the air-conditioning unit? Mr. Waterman explained the unit would be in the back of the house.

Ms. Ethel Dillon was sworn in by Chairman Hanson.

Ms. Dillon asked if there would be off street parking? Mr. Waterman explained he is proposing one on-site parking space. Ms. Dillon explained she lives across the street and the street is narrow. She asked if two on-site street parking spaces could be provided? Mr. Waterman explained he could provide two spaces.

Mr. Ron Taylor was sworn in by Chairman Hanson.

Mr. Taylor explained he just installed a pool. He explained he doesn't want wood flying and damaging his pool. He explained he could not picture how the house was going to be placed? Mr. Waterman reviewed the survey and plans with Mr. Taylor and explained how the house would be built.

Mr. Buthy asked about the driveway and parking? Mr. Waterman explained he had only planned on one on-site parking space, but Ms. Dillon has requested two on-site spaces. He explained that he would have to add to the existing driveway to have the two on-site spaces. He explained that this will limit the landscaping he had proposed.

Mr. Ron Taylor was sworn in by Chairman Hanson.

Mr. Taylor asked if the house was two stories with one story house on either side, how would the taxes be affected? The Board explained that was beyond their jurisdiction.

This portion of the hearing was closed to the public.

Mr. Waterman explained there are narrow lots throughout the Township.

The Board explained this is an isolated undersized lot and feel the proposed five foot side yard setbacks are a reasonable request.

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

VOTE:	Mr. Brand	YES	Mr. DiStefano	YES
	Mr. Utsch	YES	Mr. Sweeten	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 7:25 P.M. The motion was seconded by Mr. Utsch. 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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