

# 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 July 5, 2012 at the Lower Township Municipal Building. The meeting was called to order at 7:08 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  
Robert Sweeten  
Michael DiStefano  
Christopher Kobik  
Dianne Kelly  
Kristine Trusiak

**MEMBERS EXCUSED:** John Armbruster  
David F. Brand, Jr.  
Bruce Waterman

**MEMBERS ABSENT:** Stephen Komar

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

**STAFF EXCUSED:** Anthony J. Harvatt, II, Board Solicitor

CORRESPONDENCE:Handouts:

List of Board Solicitor voucher dated July 3, 2012.

List of Board Engineer vouchers dated July 5, 2012.

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

Mr. Utsch made a motion to approve the minutes from the June 7, 2012 meeting. The motion was seconded by Mr. Sweeten. Motion carried.

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

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

Mr. Kobik made a motion to approve the resolutions from the June 7, 2012 meeting. The motion was seconded by Mr. Sweeten. Motion carried.

1. Hardship variance application to construct an addition encroaching into the front, side & rear yard setbacks, submitted by Richard Bauz for the location known as Block 552, Lots 30-32, 116 Townbank Road.

Mr. Richard Bauz, applicant, was sworn in by Chairman Hanson.

Mr. Bauz explained that his wife is expecting their first baby. He explained they would like to construct an addition to their house. He explained he is in the Coast Guard, currently stationed here, and there is a possibility they would retire here.

The Board explained the proposed addition attaches the garage and there is an addition out front. They asked if everything would be heated? Mr. Bauz explained it would be heated.

The Board asked Mr. Galestok what the required front yard setback was? Mr. Galestok explained 20 feet was required.

The Board asked Mr. Bauz about the note on the survey regarding the shed? Mr. Bauz explained that if the Board so wished, he would remove the shed from the property. The Board explained they didn't see the need to remove it.

The Board explained this is a small lot and what is proposed would fit the neighborhood.

This portion of the hearing was opened to the public.

Mr. Stephen Sheftz was sworn in by Chairman Hanson.

Mr. Sheftz explained that he has looked at what Mr. Bauz is proposing. He explained it is a sound plan. He explained he had the opportunity to speak with the people in the neighborhood and no one was against what Mr. Bauz is proposing.

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. Sweeten	YES	Mr. Kobik	YES
	Mrs. Kelly	YES	Mrs. Trusiak	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 7:16 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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