

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 November 3, 2016 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: Anthony J. Harvatt, II, Board Solicitor
Shawn Carr, Board Engineer
William J. Galestok, Board Secretary
Lisa A. Schubert, Recording Secretary

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated October 28, 2016.

List of Board Engineer vouchers dated November 3, 2016.

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

Mr. Utsch made a motion to approve the minutes from the October 6, 2016 meeting. The motion was seconded by Mr. Kennedy. Motion carried.

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

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

Mr. Kennedy made a motion to approve the Resolutions from the October 6, 2016 meeting. The motion was seconded by Mr. DiStefano. Motion carried.

Chairman Hanson explained a Letter of Intent was submitted by Mr. Harvatt, Board Solicitor for the 2017 calendar year. The Board unanimously voted accepting Mr. Harvatt's Letter of Intent for Board Solicitor for 2017.

1. Hardship variance application to construct an 8 x 18 addition attaching the existing house and detached garage and converting the garage into living space. Hardship variances needed for front & rear yard setbacks and exceeding the allowed building coverage, submitted by Sara Bailey for the location known as Block 289, Lots 17-19, 135 Woodland Avenue.

Ms. Sara Bailey, applicant and Mr. Vincent Orlando, PE, were sworn in by Chairman Hanson.

Ms. Bailey explained she has her mother living with her and some of her children are moving back home. She explained because of this, they need more room.

Mr. Orlando submitted into evidence a color rendering of the site plan. He explained Ms. Bailey would like to renovate the existing garage into a recreation room, bedroom and bathroom. He explained there would be an addition connecting the house and garage. He explained the existing house has a slight encroachment into the front yard setback and the garage complies with the setbacks, but once the addition is done, connecting the house and garage, then there is an encroachment into the rear yard setback and slight encroachment into the front yard setback. He explained the building coverage would be exceeded. He explained 30% coverage is allowed for the house and 10% for an accessory use for a total of 40%. He explained what is proposed would be close to the 40% total. He explained there are four on-site parking spaces.

Mr. Orlando explained what is proposed would have no detriment to the zone or zone plan.

The Board asked if a kitchen was proposed in the garage area? Ms. Bailey explained there would not be a cooking area.

The Board asked about the on-site sewer? Mr. Orlando explained they have city sewer.

Mr. Galestok asked how the flow from the existing house into the proposed would be? Mr. Orlando explained there would be a small addition connecting the two. He explained there would be steps from the existing house into the garage. He explained within the addition would be a small storage area that would be accessed from the outside. Mr. Galestok explained a note should be added to the plan there would be an unobstructed opening from the house into the garage. Ms. Bailey explained this would be part of the 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. Kennedy made a motion to conditionally approve the application. The motion was seconded by Mr. Utsch.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Kennedy	YES
	Mr. Doherty	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.

2. Hardship variance application to construct a single family dwelling on a lot deficient in lot depth and encroaching into the front yard setback, submitted by Milton & Patricia

2. Hardship variance application to construct a single family dwelling on a lot deficient in lot depth and encroaching into the front yard setback, submitted by Milton & Patricia Nagel for the location known as Block 753.18, Lot 2, 418 Portsmouth Road.

No one was present for this application.

Mr. Brand made a motion to deny the application without prejudice. The motion was seconded by Mr. Armbruster.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Kennedy	YES
	Mr. Doherty	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. Armbruster made a motion to adjourn at 7:20 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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