

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

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LOWER TOWNSHIP ZONING BOARD

A regularly scheduled meeting of the Zoning Board of Adjustment was held on April 2, 2015 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
Michael DiStefano
Dianne Kelly

MEMBERS EXCUSED: John Armbruster
Robert Sweeten

STAFF PRESENT: Anthony J. Harvatt, II, Board Solicitor
Joseph Maffei, PE, Acting Board Engineer
Lisa A. Schubert, Recording Secretary

STAFF EXCUSED: Shawn Carr, Board Engineer
William J. Galestok, Board Secretary

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated February 25, 2015.

List of Board Engineer vouchers dated March 5, 2015.

List of Engineering Design Associates vouchers dated March 5, 2015.

List of Engineering Design Associates vouchers dated April 2, 2015.

The New Jersey Planner: January/February 2015; Vol. 76, No. 1.

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

Mr. Utsch made a motion to approve the February 5, 2015 minutes. The motion was seconded by Mr. Waterman. Motion carried.

Mr. Waterman made a motion to approve Engineering Design Associates vouchers. The motion was seconded by Mr. DiStefano. Motion carried.

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

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

Mr. Waterman made a motion to approve the Resolutions from the February 5, 2015 meeting. The motion was seconded by Mr. DiStefano. Motion carried.

- 1. Hardship variance application to rebuild the existing single family dwelling on a lot deficient in lot area, frontage, width, depth, encroaching into the front & side yard setbacks and exceeding allowed building coverage, submitted by Donald Anderson for the location known as Block 508.02, Lot 7, 815 Kathryn Blvd.

Mr. Donald Anderson, applicant, and Mr. Denis Hunko, contractor, were sworn in by Chairman Hanson.

Mr. Anderson explained there was a house fire which totally destroyed the house. He explained he would like to rebuild the house in the original footprint.

The Board asked if there would be any expansion? Mr. Hunko explained the house would be built within the original footprint.

The Board explained they would have liked the dimensions of the proposed house shown on the survey as well as the side yard setback.

Mr. Anderson submitted into evidence the architectural drawings of the proposed house.

The Board explained this is similar to other houses on the street.

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. Waterman 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. Waterman	YES
	Mrs. Kelly	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. Revised site plan & hardship variance applications to construct a single family dwelling encroaching into the front yard setback, submitted by Jack & Karen Morey for the location known as Block 820, Lot 2.20, 8000 Bayview Drive.

Mr. Frank Corrado, Esq., represented the applicants.

Mr. Lewis Conley, PP, was sworn in by Chairman Hanson.

Mr. Corrado explained they were before the Board last June for approval. He explained they are before the Board with an amended site plan tonight. He explained that they have no problems making the changes to the plan according to Mr. Maffei's comment letter.

Mr. Corrado explained the front yard setback is the same as previously approved. He explained the applicant has an easement from Wildwood Crest to cross. He explained that because of this easement, the house would be approximately 15 feet from the street. He explained the side yard setbacks will be unchanged.

The Board asked if the square footage of the house and garage were being increased? Mr. Conley explained it was and a couple of angles have been added.

Mr. Conley explained the curb is being moved and the setback would be pretty far from the street.

Mr. Corrado explained the turtle walk will remain and will still be in the same location.

Mr. Maffei read Engineer's comments dated March 26, 2015.

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. Waterman made a motion to conditionally approve the hardship variance. The motion was seconded by Mr. Brand.

VOTE:	Mr. Brand	YES	Mr. DiStefano	YES
	Mr. Utsch	YES	Mr. Waterman	YES
	Mrs. Kelly	YES	Chairman Hanson	YES

Motion carried.

Mr. Waterman made a motion to conditionally approve the revised site plan application. The motion was seconded by Mr. Brand.

VOTE:	Mr. Brand	YES	Mr. DiStefano	YES
	Mr. Utsch	YES	Mr. Waterman	YES
	Mrs. Kelly	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 7:17 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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