

# 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 7, 2013 at the Lower Township Municipal Building. The meeting was called to order at 7:02 P.M. by Chairman Jim 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  
Michael DiStefano  
Christopher Kobik  
Stephen Komar

**MEMBERS EXCUSED:** John Armbruster  
Bruce Waterman  
Robert Sweeten  
Dianne Kelly

**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 January 29, 2013.

List of Board Engineer vouchers dated February 7, 2013.

1. Informal discussion regarding having two (2) apartments over a storage garage, submitted by Brian Sullivan for the location known as Block 753.01, Lot 33, 816 Canning House Lane.

Chairman Hanson explained the application was withdrawn by the applicant.

Mr. Galestok explained they will be applying for a hardship variance for a single family dwelling. There was a discussion regarding returning the application fee. Mr. Galestok explained the application fee would be applied to the hardship variance application when submitted.

Mr. Brand made a motion to approve the January 3, 2013 minutes. The motion was seconded by Mr. Utsch. Motion carried.

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

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

Mr. Brand made a motion to approve the resolutions from the January 3, 2013 meeting. The motion was seconded by Mr. DiStefano. Motion carried.

Mr. Galestok introduced Mr. Curvan to the Board. He explained that Mr. Curvan is now the Township Engineer.

Mr. Kobik made a motion to approve resolution #13-11, appointing Mr. Curvan as Board Engineer. The motion was seconded by Mr. Brand. Motion carried.

Mr. Brand made a motion to adjourn at 7:05 P.M. The motion was seconded by Mr.

Kobik. 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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