

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 April 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
John Armbruster
David F. Brand, Jr.
Ernest Utsch III
Bruce Waterman
Robert Sweeten
Michael DiStefano
Christopher Kobik
Dianne Kelly
Erik Collins
Stephen Komar

STAFF PRESENT: Peter Tourison, Acting Board Solicitor
George A. Curvan, Board Engineer
William J. Galestok, Board Secretary
Lisa A. Schubert, Recording Secretary

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

CORRESPONDENCE:

Handouts:

List of Hatch Mott MacDonald vouchers dated April 11, 2013.

List of Board Solicitor vouchers dated April 11, 2013.

The New Jersey Planner: January/February 2013 - Vol. 74, No. 1.

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

Mr. Utsch made a motion to approve the March 7, 2013 minutes. The motion was seconded by Mr. Waterman. Motion carried.

Mr. Brand made a motion to approve Hatch Mott MacDonald Engineers vouchers. The motion was seconded by Mr. Armbruster. Motion carried.

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

Mr. Brand made a motion to approve the resolutions from the March 7, 2013 meeting. The motion was seconded by Mr. Waterman. Motion carried.

1. Hardship variance application to construct an addition encroaching into the side yard setback, submitted by Nicholas & Sandra Fedoroff for the location known as Block 752.04, Lot 9, 9 Melody Court.

Mr. Nicholas Fedoroff and Mrs. Sandra Fedoroff, applicants, were sworn in by Chairman Hanson.

Mr. Fedoroff explained to the Board that they would like to construct an addition to the rear of the house. He explained the addition will be a master bedroom, bath and closet. He explained there would be an 8 x 16 porch. He explained the total addition size would be 24 x 24.

The Board asked Mr. Galestok if the Board approved this application, would the automatic square off rule apply? He explained it may violate building coverage. The Board

explained they would like to see that there is no square off. Mr. & Mrs. Fedoroff explained they probably wouldn't do this and had no problem with this as a condition of approval.

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.

There was a discussion that the lot itself is odd shaped and the placement of the house is not centered on the property.

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

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Waterman	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.

There was a discussion regarding financial disclosure forms. It was said the forms must be submitted by April 30, 2013. Mr. Galestok explained he has not received anything from the Clerk yet and would ask her about it. He explained that he understood from her the State is changing the way the forms are to be submitted and she was waiting to receive that information.

Mr. Armbruster made a motion to adjourn at 7:07 P.M. The motion was seconded by Mr. Waterman. 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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