

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

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## LOWER TOWNSHIP PLANNING BOARD

A regularly scheduled Work Session meeting of the Lower Township Planning Board was held on October 8, 2009 at the Lower Township Municipal Building. The meeting was called to order at 7:00 P.M. by Chairman Jay Dilworth. 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 Jay Dilworth  
Charles Hewitt  
Johnnie Walker (Mayor's Designee)  
Edward Butler  
Brian Sullivan  
Chris McDuell

MEMBERS EXCUSED: Michael Beck  
Kevin Lare  
Robert C. Imler  
Daniel J. Senico  
Robert Crompton

MEMBERS ABSENT: Gary Playford

STAFF PRESENT: Avery S. Teitler, Board Solicitor  
Thomas Thornton, Board Engineer  
William J. Galestok, Board Secretary  
Lisa A. Schubert, Recording Secretary

CORRESPONDENCE:

E-mail:

FROM: Margaret Vitelli  
TO: Bill Galestok  
SENT: Friday, August 28, 2009  
SUBJECT: Street Light Expense

Handouts:

The New Jersey Planner: Summer 2009; Vo. 70 No. 3.

List of Board Solicitor vouchers dated October 7, 2009.

List of Board Engineer vouchers dated October 8, 2009.

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

2. Discussion of 'Rain Gardens, porous pavement, solar streetlights and green site design' by Tim Edmunds, PE, Power Point Presentation.

Mr. Tim Edmunds, from PS & S, presented the Board with a power point presentation.

Mr. Edmunds explained that LEED credits can be obtained through new construction, parking lots, upgrades to existing buildings. He explained that LEED credits are good for federal funding.

There was a discussion regarding the current cost of streetlights. If Atlantic City Electric would allow the Township to retrofit the streetlights with either solar or LED lights, it could save the Township a lot of money in the future. There was a discussion about the possibility of getting grant money for this.

There was a discussion about maybe incorporating solar or LED streetlighting into the Ordinance for new developments.

There was a discussion regarding rain gardens. Mr. Edmunds explained that a central

basin would still be needed, but it would be smaller. He explained that each single family dwelling would have a rain garden. The garden would compromise of native drought resistant plants.

There was a discussion about possibly incorporating rain gardens into the Ordinance.

1. Discussion of PonderLodge and R-5 Zoning: Re-examination of Master Plan required.

Mr. Galestok explained that Block 494.01, Lots 3, 1.04, 28, 24, 4.01 & 4.02 of PonderLodge, should be re-zoned to Conservation. He explained the State owns the property and Stockton College will be doing an extension center on the property.

Mr. Galestok explained that the R-5 Zone in North Cape May is either owned by the DRBA, wetlands or Township beach. He explained that the DRBA is exempt from any Township approval and could do with their land whatever they would like to do.

Mr. Galestok explained that both areas should be re-zoned to Conservation. He explained that if this isn't done through a re-examination of the Master Plan, all boundaries surrounding these areas would have to be noticed.

There was a discussion that this would be placed on the next agenda for the Board to review. If the Board deems this appropriate, it would be forwarded to Township Council for their review and approval.

Mr. Galestok explained that after four years, there was finally a response for the proposed centers designations. Some areas that were proposed centers were left in. Others were taken out. One area that was included as a center that wasn't on the original submission was the MD-2 Zone, along Ocean Drive.

There was a discussion regarding Sturdy Bank. They had requested an overlay and re-striping of the parking area. There was also a request to change the angle of the parking spaces. There was a discussion that if this was done without Board approval and there was a lawsuit, if anyone looked at the approved plan, the Bank would be liable.

Mr. Thornton explained that he spoke with someone from the Bank and convinced them that if the angle of parking spaces was changed, there would be a loss of four parking spaces. He explained that the Bank has now decided to leave the parking area as is.

3. Minor site plan & hardship variance applications to construct a pool in the front yard setback, submitted by Lighthouse Pointe Marina Condo Associations of Cape May, Inc., for the location known as Block 806, Lot 4.01, 5101 Shawcrest Road.

Mr. Galestok explained to the Board that a letter was received from the applicant's attorney requesting the application be continued until the November meeting and new notice would be given. He explained that the Engineer called the Planning Office expressing they did not want to re-notice the application. And asked if the revised plans were delivered to Mr. Thornton by Tuesday if it would be okay to proceed with the application? Mr. Thornton explained that he could review the plans, but there wouldn't be an Engineer's report done by the meeting night.

There was a discussion that there was a lot of unresolved issues that should be addressed. The Board explained that it is not fair to have Mr. Thornton receive the plans a couple days prior to the meeting and have to do a quick review. The Board explained that they were also uncomfortable with hearing an application without having an Engineer's report.

Mr. Teitler read Mr. Dwyer's letter dated October 8, 2009 into the record.

Mr. Hewitt made a motion to approve the resolutions from the September 17, 2009 meeting. The motion was seconded by Mr. Sullivan. Motion carried.

Mr. Butler made a motion to approve the Board Solicitor and Board Engineer vouchers. The motion was seconded by Mr. Hewitt. Motion carried.

Mr. Butler made a motion to approve the September 17, 2009 minutes. The motion was seconded by Mr. Sullivan. Motion carried.

Mr. Butler made a motion to adjourn at 8:13 P.M. The motion was seconded by Mr. Sullivan. 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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