

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for December 10, 2009 - 7:00 PM

A. MEETING CALLED TO ORDER

Approval of minutes of past meetings, Engineer's vouchers, etc.

Approval of resolutions concerning applications heard on November 12, 2009:

Lighthouse Pointe Marina: Block 806, Lot 4.01

Baals: Block 500.01, Lot 18

Lake Laurie Campground: Block 510, Lot 4.01

B: DISCUSSION ONLY:

1. Discussion of dune review Strauss, condition of approval; five (5) foot max area of disturbance for construction.
2. Discussion and approval/disapproval of mission statement of the Rural Sustainability plan.
3. Discussion of proposed Zoning Ordinance Amendment for reconstruction of single family dwellings and minimum off-street parking.
4. Discussion of OSG-DEP offer of "Town Center" approval for specific areas of Lower Township.
5. Discussion of "Rain Gardens, porous pavement, solar streetlights and green site design" as a potential Land Use Ordinance Amendment.

C. OLD BUSINESS:

6. Revised preliminary & final site plan to have additional mooring slips, construction of a fixed pier, timber breakwater, concrete pads with fuel tanks and 34 parking stalls, submitted by Snug Harbor Marina, LLC for the location known as Block 823, Lots 1 & 1.02, Ocean Drive. (SP 09-5)

D. NEW BUSINESS:

7. Minor subdivision & hardship variance applications for the creation to two (2) newly described lots, hardship variances needed for lot frontage & width, submitted by Robert & Karin Rossi Gleason for the location known as Block 496.01, Lot 12 & Block 496.13, Lot 24, 284A Fishing Creek Road & 655 Crawford Road. (SUB 1373)
8. Revised preliminary & final major subdivision application for the creation of ten (10) newly described lots, submitted by Raymond & Elaine Slamb for the location known as Block 510, Lots 4.02, 4.04 & 22, 655 Route 9. (SUB 1355A)
9. Minor site plan application to allow a community youth center, video game room and small concerts (Alternate Destination), submitted by Jonathan Bryson for the location known as Block 496.01, Lot 24, 3305 Bayshore Road. (SP 09-6)
10. Minor site plan application to convert an existing vacant store front into a "Dollar Tree", submitted by Bayshore Mall 1A, LLC, for the location known as Block 741.01, Lot 28.01, 3845 Bayshore Road, North Cape May. (SP 09-7)