

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

WORK SESSION: January 14, 2010 - 7:00 PM

Submitted for January 21, 2010 - 7:00 PM

A. MEETING CALLED TO ORDER

Election of Chairman, Vice-Chairman, Board Secretary, Recording Secretary; Appointment of Solicitor and Engineer; Minor Subdivision Committee; Confirmation of Meeting Dates.

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

Approval of resolutions concerning applications heard on December 10, 2009:

Snug Harbor Marina, LLC: Block 823, Lots 1 & 1.02
Gleason: Block 496.01/12 & Block 496.13/24
Slamb: Block 510, Lots 4.02, 4.04 & 22
Jonathan Bryson: Block 496.01, Lot 24
Bayshore Mall 1A, LLC: block 741.01, Lot 28.01

B: DISCUSSION ONLY:

1. Discussion of proposed Zoning Ordinance Amendment for reconstruction of single family dwellings and minimum off-street parking.
2. Discussion of OSG-DEP offer of "Town Center" approval for specific areas of Lower Township.
3. Discussion of "Rain Gardens, porous pavement, solar streetlights and green site design" as a potential Land Use Ordinance Amendment.
4. Re-examination of the Master Plan, PonderLodge and R-5 Zoning, Zoning re-examination approved November 12, 2009. Proposed Ordinance amendment and recommendation to Township Council.

5. Request to change Township Zoning Ordinance to permit Flea Markets in the Industrial I-1 Zoning Districts; referral from Lower Township Council per MLUL, NJSA 40:55D-64 and 26(a). **Discussion continued to future date if required.**

C. NEW BUSINESS:

6. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage & width, submitted by LDTD Developers, LLC for the location known as Block 36, Lots 1-4, 134 West Jacksonville Avenue, Villas. (SUB 1374)
7. Minor subdivision application for the creation of two (2) newly described lots, submitted by The Ross Family Partnership for the location known as Block 369.01, Lots 1-8, 513 Village Road, Village. (SUB 1375)