

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

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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 PLANNING BOARD

A regularly scheduled meeting of the Lower Township Planning Board was held on July 22, 2010 at the Lower Township Municipal Building. The meeting was called to order at 7:01 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, Jr.  
Johnnie Walker (Mayor's Designee)  
Daniel J. Senico  
Paul St. John  
Brian Sullivan  
Robert Crompton

MEMBERS EXCUSED: Michael Beck  
Kevin Lare  
Robert C. Imler  
Chris McDuell

MEMBERS ABSENT: Gary Playford

STAFF PRESENT: Avery S. Teitler, Board Solicitor  
Shawn Carr, Acting Board Engineer  
William J. Galestok, Board Secretary  
Lisa A. Schubert, Recording Secretary

STAFF EXCUSED: Thomas Thornton, Board Engineer

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated June 14, 2010.

List of Board Engineer vouchers dated June 16, 2010.

List of Board Engineer vouchers dated July 22, 2010.

List of Board Engineer vouchers dated July 22, 2010.

Mr. Galestok explained to the Board that Cape May Mobile Estates would like to Phase his plan. He explained that he would like to construct a temporary inlet at this time. Then he will construction the permanent improvements. He asked the Board whether they would like them to come back before the Board or have the plan reviewed administratively by the Engineer? The Board explained that they have no problem with an administrative review.

2. Minor site plan application to construct three (3) airport hangers, submitted by Donald Kissling for the location known as Block 410.01, Lot 36, Airport.

Mr. Donald Kissling, applicant, was sworn in by Chairman Dilworth.

Mr. Kissling explained to the Board that he has DRBA approval to construct three hangers. He explained that one will be for his personal use and constructed first. He explained that in the future, he would construct the other two.

Mr. Kissling explained that the Board Engineer had requested drainage pits for the buildings which he has no problem installing.

Mr. Carr read Engineer's comments dated July 13, 2010.

Mr. Kissling explained that he will provide four parking spaces for each hanger.

Mr. Kissling explained the proposed location of the hangers are accessed from the gate closest to Erma Deli. He explained that the proposed location of the hangers would not disturb any trees. He had marked into evidence photographs of the area.

Mr. Kissling explained that 80 feet is needed between hangers. He explained that the hangers would be shifted to provide this. The Board asked if by doing this, would the buildings

be to close to the runway? Mr. Kissling explained that runway in not being used and the DRBA doesn't want to use that runway.

Mr. Carr explained that crushed stone must be used between the hangers. Mr. Kissling explained he didn't have a problem with this.

The Board asked if there was electric to this area? Mr. Kissling explained there is electric, but there are no wells or tanks. He explained that the lights to be relocated on the plan are taxi lights.

Mr. Galestok read Bureau of Fire Safety comments dated May 10, 2010 in which they found this application acceptable.

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.

Mr. Teitler explained to the Board that he marked Mr. Kissling's photographs as A-1 thru A-5.

Mr. Crompton made a motion to conditionally approve this application. The motion was seconded by Mr. Hewitt. Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

4. Minor subdivision application for the creation of two (2) newly described lots, submitted by Timothy Kerr for the location known as Block 792, Lot 1.01, 660 Sunset Blvd.

Mr. Cory Gilman, Esq., represented the applicant.

Mr. Gary Thomas, Licensed Land Surveyor and PP, was sworn in by Chairman Dilworth.

Mr. Gilman explained to the Board that this property is more than two acres. He explained that his client is seeking a two-lot subdivision with one of the lots being a flag lot.

Mr. Thomas explained that there currently is a single family dwelling, garage and pool on the property. He explained that the front portion of the lot is cleared and the rear portion of the lot is wooded.

Mr. Thomas explained that the dwelling, garage and pool will be demolished and this lot will be one acre. He explained that the rear lot will be more than 66,000 in lot area. This number does not include the pole portion of the lot.

Mr. Thomas explained that the County is requesting an eight-foot easement for future

road widening. He explained that the building envelope would be changed to reflect the easement. He explained that the front yard setback will start at the easement line. So the proposed front yard setback will be 58' from the property line.

Mr. Thomas explained the County is also requesting a joint driveway for the lots. He explained the front lot would have access for the first 100 feet of the pole portion to access their property.

Mr. Carr read Engineer's comments dated June 11, 2010. He explained that a revised plan was submitted to his office that day, but he didn't have time to review that plan.

The Board asked Mr. Thomas how hard it would be to take a portion of the rear lot and add it to the front lot? This way, if the County does take the eight feet, the front lot would still be one acre. Mr. Thomas explained that it could be changed easily if the Board sees fit. He explained that even though there is an easement, the property owner still owns the land. Mr. Teitler explained that he agrees with Mr. Thomas. He explained that with an easement, the County will not own the land. Mr. Thomas explained that if the County said they were taking the land, they could move the rear lot line.

Mr. Galestok read Bureau of Fire Safety comments dated June 1, 2010 in which they found this application acceptable.

Mr. Galestok read Cape May County Planning Board comments dated June 16, 2010.

Mr. Senico made a motion to conditionally approve this application. The motion was seconded by Mr. Hewitt.

VOTE:	Mr. Hewitt	YES	Mr. Walker	YES
	Mr. Senico	YES	Mr. St. John	YES
	Mr. Sullivan	YES	Chairman Dilworth	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.

1. 400-37A(1) 'Animated, flashing and illusionary signs;' in light of the new L.E.D. computer technology, a general discussion of permitting the new signage may be warranted.

Mr. Galestok explained that there have been several requests for the new L.E.D. signs. He explained that the Board may want to think about allowing these type signs. He explained that it doesn't seem that they generate a lot of light.

Mr. Galestok explained that churches are requesting animated signs. He explained that two churches want double sided L.E.D. signs.

There was a discussion about the L.E.D. sign in Rio Grande by the storage facility.

Mr. Hewitt made a motion to approve the resolutions from the May 20, 2010 meeting. The motion was seconded by Mr. Crompton. Motion carried.

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

Mr. Hewitt made a motion to adjourn at 7:36 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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