

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 PLANNING BOARD

A regularly scheduled meeting of the Lower Township Planning Board was held on November 18, 2010 at the Lower Township Municipal Building. The meeting was called to order at 7:05 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.
Daniel J. Senico
Paul St. John
Chris McDuell

MEMBERS EXCUSED: Michael Beck
Johnnie Walker (Mayor's Designee)
Kevin Lare
Brian Sullivan
Robert Crompton

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

CORRESPONDENCE:

Memorandum:

TO: Jay Dilworth,
Lower Township Planning Board Chairman

FROM: William J. Galestok, PP,AICP
Director of Planning

DATE: November 1, 2010

RE: Proposed development of Diamond Beach
from Park Blvd. west to Railroad Avenue;
56-lots, 112-units

Letter:

TO: Lower Township Planning Board

FROM: Louis C. Dwyer, Jr.

DATE: November 17, 2010

RE: Block 92, Lots 1-6/Lower Township - Altobelli

Handouts:

List of Board Solicitor vouchers dated November 17, 2010.

List of Board Engineer vouchers dated November 18, 2010.

The New Jersey Planner: November 2010; Vol. 71, No. 5.

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

3. Extension of filing time for minor subdivision, submitted by Ross Family Partnership, for the location known as Block 369.01, Lot 1-8, 513 Village Road.

Mr. Senico excused himself from this application due to a conflict of interest.

There was a discussion as to whether this could proceed with only four Board members. Mr. Teitler explained that it could not. Therefore, the request for extension was continued until the December meeting.

Mr. Hewitt made a motion to approve the resolution from the October 21, 2010 meeting. The motion was seconded by Mr. McDuell. Motion carried.

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

1. Discussion of proposed development of Diamond Beach from Park Blvd. west to Railroad Avenue.

Mr. Galestok explained to the Board that the project does not need Board approval. Explaining they are existing lots and streets. However, the public marina and walkways would require approval.

Mr. Galestok handed the Board a worksheet, which he reviewed with them.

There was a discussion that the pattern in Diamond Beach is 80 x 80 lots. These are 40 x 80 lots. He suggested a deed of consolidation or hardship variances would be needed for 40 x 80 lots.

There was a discussion that drainage should be reviewed by the Township Engineer. This area is not included in the 208 plan. DEP approval would be required as this area is mostly marsh land. The installation of roads would have to be bonded. The width of the roads would be governed by RSIS. There should be input from police, fire, rescue and road department.

There was a discussion that the owner appears to be looking for something in writing from the Township supporting the development that could be taken to the State. The next step would be Township Council's review and they have to decide whether to endorse the development or not.

2. Minor site plan & hardship variance application for an auto repair shop. Hardship variance needed for number of parking spaces, submitted by Louis Altobelli, Jr., for the location known as Block 92, Lots 1-6 & 61, 1100 Bayshore Road.

Mr. Teitler explained a letter was received from the objector's attorney that expressed the need to re-notice the application. He explained that he agreed with the letter. He explained that

it is his understanding that there will be new plans. He explained that based on this, new notice should be given.

Mr. Galestok explained that his understanding is they are trying to make the application more conforming.

The Board explained that it has been their policy that if an application were continued for three (3) months, new notice was needed.

Mr. Hewitt made a motion to adjourn at 7:35 P.M. The motion was seconded by Mr. McDuell. 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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