

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 Work Session meeting of the Lower Township Planning Board was held on March 10, 2011 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
Johnnie Walker (Mayor's Designee)
Paul St. John
Chris McDuell

MEMBERS EXCUSED: Michael Beck
Kevin Lare
Daniel J. Senico
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:

Handouts:

List of Board Solicitor voucher dated March 9, 2011.

List of Board Engineer vouchers dated March 10, 2011.

2. Extension of subdivision approval, submitted by Nancy McPherson for the location known as Block 752.01, Lot 10.01, Seashore Road.

Mrs. Cynthia Chemerys, PE, PE, was sworn in by Chairman Dilworth.

Mrs. Chemerys explained to the Board that approval was granted for a 17-lot subdivision in 2008. She explained that they have already received the first one-year extension and now seeking the second one-year extension. She explained she believes they are covered under the permit extension act, but to cover themselves, they are seeking the extension.

Mr. Hewitt made a motion to approve a one-year extension. The motion was seconded by Mr. McDuell. Motion carried.

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

Mr. Hewitt made a motion to approve Board Solicitor voucher. The motion was seconded by Mr. St. John. Motion carried.

Mr. Hewitt made a motion to approve the Resolution from the February 17, 2011 meeting. The motion was seconded by Mr. St. John. Motion carried.

1. Discussion of the legal ramifications concerning the new AASHTO sight triangle when it encroaches on property not owned by applicants.

Mr. Galestok handed the Board a diagram of sight triangles from the Ordinance book. He explained that when the Engineer was reviewing the Ordinance, they could not find out where this diagram had originated.

Mr. Galestok explained that in some cases, the sight triangle easement may go on neighboring properties. He explained that the property owner would have to get an easement as

well as pay the property owner.

There was a discussion that the Zoning Ordinance requires a 90 x 90 sight triangle and the General Ordinance is 30 x 30.

Mr. Teitler explained that he would like to think about this and report back to the Board at next months meeting.

Chairman Dilworth explained that the meeting was adjourned at 7:20 P.M. to enter into closed session.

The meeting was called back to order at 7:35 P.M.

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