

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 ZONING BOARD

A regularly scheduled meeting of the Zoning Board of Adjustment was held on April 2, 2009 at the Lower Township Municipal Building. The meeting was called to order at 7:00 P.M. by Chairman James Hanson. 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 James Hanson
John Armbruster
David F. Brand, Jr.
Ernest Utsch III
Robert Sweeten
Michael DiStefano
Christopher Kobik
Kristine Trusiak

MEMBERS EXCUSED: Bruce Waterman
Dianne Kelly
Stephen Komar

STAFF PRESENT: Anthony J. Harvatt, II, Board Solicitor
Mark Sray, Board Engineer
William J. Galestok, Board Secretary
Lisa A. Schubert, Recording Secretary

CORRESPONDENCE:

Handouts:

The New Jersey Planner: March 2009/April 2009, Vol. 70, No. 1.

List of Board Solicitor vouchers dated March 31, 2009.

List of Board Engineer vouchers dated April 1, 2009.

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

Mr. Utsch made a motion to approve the minutes from the March 5, 2009 meeting. The motion was seconded by Mr. Sweeten. Motion carried.

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

Mr. Armbruster made a motion to approve Board Solicitor vouchers. The motion was seconded by Mr. Sweeten. Motion carried.

Mr. Armbruster made a motion to approve the resolutions from the March 5, 2009 meeting. The motion was seconded by Mr. Utsch. Motion carried.

2. Hardship variance application to construct an addition to an existing single family dwelling on a lot deficient in lot area, frontage, width and encroaching into the front & side yard setbacks, submitted by John R. & Petya Spletzer for the location known as Block 587, Lot 7, 309 Beach Drive.

Mr. Louis C. Dwyer, Jr., Esq., represented the applicants.

Mr. John Spletzer, applicant, and Mr. Kevin Young, Licensed Architect, were sworn in by Chairman Hanson.

Mr. Dwyer explained to the Board that the lot is non-conforming. He explained that the current house encroaches into the side yard setback. He explained that there is a concrete patio that encroaches two feet into the Township's right-of-way. He explained that this is typical of

this area. He submitted into evidence photographs of neighboring houses.

Mr. Dwyer explained that they are planning on removing the patio and replace with a deck. He explained that they are proposing a two-foot front yard setback with the deck and have a planter that would go right to the property line.

Mr. Dwyer explained that they would like to utilize the existing setbacks for the addition.

Mr. Young reviewed the proposed elevations with the Board.

Mr. Dwyer explained that they feel what is requested is reasonable. He explained that there would be no negative effect if approved. He explained that this application would do away with an encroachment.

Mr. Galestok explained that he has concerns with the garage only two feet from the property line. He explained that there is a vacant lot next to this lot. He explained that they would probably need variances also. He explained that there is room for a detached garage on this property.

Chairman Hanson called for a short recess at 7:13 P.M. The meeting was called back to order at 7:24 P.M.

Mr. Dwyer explained that the garage is in good shape and only needs to be resided. He explained that his clients would like to keep the garage.

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. Armbruster made a motion to conditionally approve this application. The motion was seconded by Mr. Brand.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Kobik	YES
	Chairman Hanson	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.

Mr. Armbruster made a motion to adjourn at 7:25 P.M. The motion was seconded by Mr. Utsch. 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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