

# 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 ZONING BOARD

A regularly scheduled meeting of the Zoning Board of Adjustment was held on July 8, 2010 at the Lower Township Municipal Building. The meeting was called to order at 7:00 P.M. by Vice-Chairman John Armbruster. The Recording Secretary stated that adequate notice of said meeting was given in compliance with the Open Public Meetings Act of 1975.

MEMBERS PRESENT: Vice-Chairman John Armbruster  
David F. Brand, Jr.  
Ernest Utsch III  
Bruce Waterman  
Robert Sweeten  
Christopher Kobik  
Kristine Trusiak

MEMBERS EXCUSED: Chairman James Hanson  
Michael DiStefano  
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: May-June 2010; Vol. 71, No. 2.

List of Board Solicitor vouchers dated July 7, 2010.

List of Board Engineer vouchers dated July 8, 2010.

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

Chairman Armbruster explained that the Hemingway application was continued until the August 5, 2010 meeting. No new notice would be required for this application.

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

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

Mr. Waterman made a motion to approve the Resolutions from the June 3, 2010 meeting. The motion was seconded by Mr. Utsch. Motion carried.

1. Hardship variance application to demolish the existing single family dwelling and construct a new single family dwelling on a lot deficient in lot area, frontage, width, encroaching into the side yard setbacks and exceeding allowed building coverage, submitted by Marie Sims for the location known as Block 497.01, Lot 20.02, 434 Breakwater Road.

Mr. Joseph Sims, son of the applicant, was sworn in by Chairman Armbruster.

Mr. Sims explained to the Board that there was a fire. He explained that the house could have been repaired, but because of the circumstances, they thought it best to just demolish the house and place a new home on the lot. He explained that no neighbor's wanted to give up a portion of their land to make this lot larger. He explained that the placement of the new house would encroach into the side yard setbacks.

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.

The Board explained that the existing house encroached more than what is proposed into the one side yard setback.

Mr. Galestok explained that the house was already demolished. He explained that the pool and shed remain on the lot. He explained that he feels the demolition bond could be foregone. The Board was in agreement.

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

VOTE:	Mr. Brand	YES	Mr. Utsch	YES
	Mr. Waterman	YES	Mr. Sweeten	YES
	Mr. Kobik	YES	Mrs. Trusiak	YES
	Chairman Armbruster	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. Brand made a motion to adjourn at 7:07 P.M. The motion was seconded by Mr. Waterman. 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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