

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 January 6, 2011 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
Bruce Waterman
Robert Sweeten
Michael DiStefano
Christopher Kobik
Dianne Kelly
Stephen Komar

MEMBERS EXCUSED: Kristine Trusiak

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

CORRESPONDENCE:

List of Board Solicitor vouchers dated January 3, 2011.

List of Board Engineer vouchers dated January 5, 2011.

Mr. Armbruster made motion to approve Resolution #11-1-ZBA, nominating James Hanson as Chairman. The motion was seconded by Mr. Brand. The vote was unanimous in favor of James Hanson as Chairman.

Mr. Waterman made a motion to approve Resolution #11-2-ZBA, nominating John Armbruster as Vice-Chairman. The motion was seconded by Mr. Brand. The vote was unanimous in favor of John Armbruster as Vice-Chairman.

Mr. Brand made a motion to approve Resolution #11-3-ZBA, nominating William Galestok as Board Secretary. The motion was seconded by Mr. Waterman. The vote was unanimous in favor of William Galestok as Board Secretary.

Mr. Waterman made a motion to approve Resolution #11-4-ZBA, nominating Lisa Schubert as Recording Secretary. The motion was seconded by Mr. Sweeten. The vote was unanimous in favor of Lisa Schubert as Recording Secretary.

Mr. Waterman made a motion to approve Resolution #11-5-ZBA, nominating Anthony Harvatt, II, Esq., as Board Solicitor. The motion was seconded by Mr. Brand. The vote was unanimous in favor of Anthony Harvatt, II, Esq., as Board Solicitor.

Mr. Waterman made a motion to approve Resolution #11-6-ZBA, nominating Hatch Mott MacDonald as Board Engineers. The motion was seconded by Mr. Armbruster. The vote was unanimous in favor of Hatch Mott MacDonald as Board Engineer.

Mr. Armbruster made a motion to approve Resolution #11-7-ZBA approving the meeting dates for 2011. The motion was seconded by Mr. Waterman. Motion carried.

Mr. Waterman made a motion to approve the December 2, 2010 minutes. The motion was seconded by Sweeten. Motion carried.

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

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

Approval of Annual Variance Report and adoption of Resolution #11-8-ZBA subject to MLUL 40:55D-71.1.

Mr. Galestok explained he reviewed the report and didn't see any repetitious approvals where the Board may want to review.

Mr. Armbruster made a motion to approve Resolution #11-8-ZBA. The motion was seconded by Mr. Waterman. Motion carried.

Mr. Waterman made a motion to approve the resolutions from the December 2, 2010 meeting. The motion was seconded by Mr. Sweeten. Motion carried.

Mr. Brand made a motion to adjourn at 7:11 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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