

# 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 February 3, 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  
David F. Brand, Jr.  
Ernest Utsch III  
Robert Sweeten  
Christopher Kobik  
Kristine Trusiak  
Stephen Komar

MEMBERS EXCUSED: John Armbruster  
Bruce Waterman  
Michael DiStefano  
Dianne Kelly

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

CORRESPONDENCE:

Memorandum:

TO: Lower Township Zoning Board

FROM: Mark Sray

DATE: January 17, 2011

RE: Conifer Realty  
Bayshore Road  
North Cape May, NJ  
Block 741.01, Lot 2.07

Handouts:

List of Board Engineer voucher dated February 3, 2011.

The New Jersey Planner: December 2010; January 2011 Vol. 71, No. 6.

Mr. Utsch made a motion to approve the minutes from the January 6, 2011 meeting. The motion was seconded by Mr. Brand. Motion carried.

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

1. Informal discussion of Conifer Village, revised site plan amendments - Mark Sray, CME, PE.

Mr. Sray explained that the applicant is in the process of completing the site improvements. He explained that they are requesting two changes.

Mr. Sray explained that first change is to landscaping. He explained that they would like to relocate several trees. He explained that the location they were proposed would cause the applicant more expense to install irrigation to those locations.

Mr. Sray explained that they would also like to relocate the sign. He explained that they would like the sign closer to their entrance. He explained that the sign would have the same setback and it would not be within the sight triangle.

The Board discussed the proposed changes and felt that it was fine the changes are done administratively. Mr. Sray explained that he wasn't here for the original approval and didn't know if there had been any testimony regarding the placement of the landscaping and sign.

Mr. Harvatt explained to the Board that an appeal was filed for the Louis Altobelli application.

Mr. Brand made a motion to adjourn at 7:08 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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