

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 meeting of the Lower Township Planning Board was held on October 21, 2021 at the Lower Township Municipal Building. The meeting was called to order at 6:13 P.M. by Chairman Robert Crompton. 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 Robert Crompton
Andrew Bulakowski
Chris McDuell
Roland Roy
Jeffrey Lindsay

MEMBERS EXCUSED: Frank Sippel
Daniel J. Senico
Michael Rosenberg (Mayor's Designee)
Christopher Vassar
Scott Supplee

STAFF PRESENT: Avery S. Teitler, Board Solicitor
William Cathcart, Board Engineer
William J. Galestok, Board Secretary
Lisa A. Schubert, Recording Secretary

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated September 29, 2021.

List of Conflict Board Engineer voucher dated October 6, 2021.

List of Board Engineer vouchers dated October 21, 2021.

List of Mott MacDonald vouchers dated October 21, 2021.

1. Minor subdivision application for the creation of two newly described lots, submitted by Joanne Benedict for the location known as Block 279, Lots 1, 2.01 & 6, Delaware Avenue.

Mr. Teitler explained this application was incomplete. Explaining there were irregularities on the plan that has to be addressed. He explained no one was present for the application and a letter was not sent requesting the application be continued. He explained the Board could deny the application without prejudice and no new fees would be required.

Mr. Lindsay made a motion to deny the application without prejudice. The motion was seconded by Mr. Bulakowski. Motion carried.

2. Minor subdivision & variance applications for the creation of two newly described lots. Variances needed for lot area, frontage, width and side yard setback, submitted by Lone Palm, LLC for the location known as Block 131, Lots 53-56, 121 West Atlantic Avenue.

Mr. Ron Gelzunas, Esq., represented the applicant.

Mr. Mike Popdan, applicant, and Mr. Mark Gibson, PE & Licensed Land Surveyor, were sworn in.

Mr. Gelzunas explained to the Board the property is located in the R-3 with sewer zone and is a 100 x 100 lot. He explained to the west side of the lot is a single family dwelling that the applicant lives in and will continue to do so. He explained the east side of the property is vacant. He explained they are proposing two 50 x 100 lots and variances for lot area, frontage and width would be required. He explained the house would remain and the new lot line would cause the need for a side yard setback variance, which would be a minimal encroachment.

Mr. Gelzunas explained in 2017, they proposed a three-lot subdivision with variances on Matthews Avenue for the same sized lots. He explained one person was presented and requested the houses not be two-story because she didn't want someone looking down into her yard. He explained he has walked the street since and what was constructed fits well within the neighborhood. He explained what is proposed here would be the same.

Mr. Popdan explained he proposes to build the same style home on this proposed lot as the ones on Matthews Avenue.

Mr. Gibson explained to the Board that he walked this neighborhood and they were mostly one story single family dwellings.

Marked into evidence as A-1 was a colorized neighborhood plan.

Mr. Gibson reviewed the plan with the Board. He explained the majority of the properties were 50' wide or less. He explained 13 of the 17 properties on the colored plan were ranchers.

Mr. Gibson explained the proposal is consistent with the neighborhood. He explained what is proposed would have no detriment to the public, public good, zone plan or Ordinance. He explained it provides for the appropriate population density and provides for light, air and open space.

Mr. Gibson explained there would be a slight side yard encroachment with the existing house, so they are proposing to flip the 6' side yard setback and have the 10' side yard setback closest to the house. He explained by doing so, it is promoting more light, air and open space.

Mr. Cathcart summarized Engineer comments dated October 21, 2021. He asked what would happen with the concrete pad and pool? Mr. Popdan explained most likely the pool would be moved onto the house lot so that it is conforming and the concrete pad would be removed.

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. Galestok explained a bond would be needed for the pool prior to filing the plat. Mr. Popdan explained he would move or remove the pool prior to filing.

Mr. McDuell made a motion to conditionally approve this application. The motion was seconded by Mr. Bulakowski.

VOTE:	Mr. Bulakowski	YES	Mr. McDuell	YES
	Mr. Roy	YES	Mr. Lindsay	YES
	Chairman Crompton	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. Roy made a motion to approve the September 16, 2021 minutes. The motion was seconded by Mr. Lindsay. Motion carried.

Mr. Lindsay made a motion to approve the Board Engineer, Conflict Engineer and Mott MacDonald vouchers. The motion was seconded by Mr. McDuell. Motion carried.

Mr. Lindsay made a motion to approve the Board Solicitor vouchers. The motion was seconded by Mr. McDuell. Motion carried.

Mr. Bulakowski made a motion to approve the Resolutions from the September 16, 2021 meeting. The motion was seconded by Mr. Roy. Motion carried.

Mr. Lindsay made a motion to adjourn at 6:32 P.M. The motion was seconded by Mr. McDuell. 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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