

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.

DUE TO COVID-19 AND SOCIAL DISTANCING REQUIREMENTS, THE MEETING WAS CONDUCTED THRU THE GO TO MEETING FORMAT AND WAS VIDEO AND AUDIO

LOWER TOWNSHIP PLANNING BOARD

A regularly scheduled meeting of the Lower Township Planning Board was held on June 17, 2021 at the Lower Township Municipal Building. The meeting was called to order at 6:05 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
Michael Rosenberg (Mayor's Designee)
Roland Roy
Jeffrey Lindsay
Scott Supplee

MEMBERS EXCUSED: Chris McDuell
Frank Sippel
Daniel J. Senico
Christopher Vassar

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

STAFF EXCUSED: William Cathcart, Board Engineer

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated June 17, 2021.

List of Board Engineer vouchers dated June 17, 2021.

Mr. Teitler read the agenda for the benefit of the public.

1. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Variances needed for lot area, frontage & width, submitted by Lisa Englebert for the location known as Block 524, Lots 79-83, 4 Brookdale Avenue.

Mr. Teitler explained this application was continued until the July 15, 2021 meeting.

5. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage & depth, submitted by Dennis Domico for the location known as Block 358.01, Lot 1, 200 Wildwood Avenue.

Mr. Teitler explained this application was continued until the July 15, 2021 meeting.

6. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot frontage & width, submitted by Lia Domico for the location known as Block 497.01, Lot 29.02, 231 Fishing Creek Road.

Mr. Teitler explained this application was continued until the July 15, 2021 meeting.

7. Minor subdivision & variance application for the creation of two (2) newly described lots. Variances needed for lot area, frontage & width, submitted by Nels Johnson for the location known as Block 557.01, Lots 33-37, 16 Englewood Road.

Mr. Teitler explained this application was continued until the August 19, 2021 meeting.

2. Dune review & variance applications to demolish the existing single family dwelling and construct a new single family on a lot deficient in lot area, frontage, width and encroaching into the front & side yard setbacks, submitted by Scott Peter for the location known as Block 57, Lots 1 & 1.02, 78 Delaware Avenue.

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

Mr. Gelzunas explained this is an undersized narrow lot with an existing single family dwelling. He explained the property only has 30' frontage & width and it's a bit shy on the required lot area. He explained the existing side yard setback is 5' and would remain 5'. He explained the existing front yard setback is 4' and the proposed would be 5' to the foundation and 3' to a couple cantilevers above. He explained they are proposing a 20' wide house and this would allow for a good flow house.

Mr. Scott Peter, applicant, was sworn in.

Mr. Peter explained he has been a builder for 20 years. He explained that he has built quite a few houses on this size lot. He explained he has owned this property for ten years and has used it as a rental. He explained this property is next to Camden Glass, but feels people could overlook that because of the location.

Mr. Gelzunas shared screen and reviewed the proposal with the Board.

Mr. Peter explained the proposed would be a three-story house with a garage below and two living stories above. He explained there would be parking inside the garage and there is room for additional parking in front of the garage.

Mr. Peter explained the proposed house would be closer to Delaware Avenue than the existing house. He explained he proposes a 30' front yard setback where it's currently 66'. He explained there is a greater rear yard setback than what is existing. He explained moving the house toward Delaware Avenue opens up views for the adjacent residents. He explained they will recess the air-conditioning units into the foot print of the proposed. He explained the house height would be 35' with a building coverage of 18%. He explained there is a timber bulkhead on the property. He explained there would be no disturbance beyond the bulkhead.

Mr. Stanford summarized Engineer's comments dated June 16, 2021. Mr. Peter explained there would be no alteration to the dune.

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. Gelzunas explained what is proposed would have better front & rear yard setbacks than what currently exists. He explained this provides for light, air and open space. He explained the proposed front yard setback on Schellinger Avenue does not hinder this application as Schellinger Avenue is a very wide street end. He explained there is no detriment to the public or public good should the Board grant this application.

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

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. Roy	YES	Mr. Lindsay	YES
	Mr. Supplee	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.

3. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Variances needed for lot frontage, submitted by William Campbell for the location known as Block 410.01, Lot 40.01, 223 Blossom Lane.

Ms. Lyndsy Newcomb, Esq., represented the applicant.

Mr. George Swenson, Licensed Land Surveyor, was sworn in.

Ms. Newcomb explained the total lot area of this property is 125,470 square feet. She explained the proposed lot with the house would be 95,805 square feet and the proposed vacant lot would be 29,665 square feet. Both of which would exceed the required lot area requirement. She explained even though the lot area is well exceeded, there is a deficiency of frontage on Blossom Lane.

Mr. Swenson explained at this time they are not proposing a house on proposed lot 40.03. He explained they are proposing a 31' wide easement from Blossom Lane across proposed Lot 40.03 to Lot 41. He explained aside from not having enough frontage, the lots well exceed the requirements for the zone. He explained the proposed frontage for proposed lot 40.03 would be 52' and 53' for proposed lot 40.01.

Ms. Newcomb explained this property is family owned.

Mr. Swenson explained what is proposed would advance the area and feels the benefits outweigh the deterrents. He explained this property has been owned since 1973 and what is proposed well exceeds the allowed lot area.

Mr. William Campbell, applicant, was sworn in.

Mr. Campbell explained he would be the owner of the undeveloped lot. He explained his brother would own the lot with the existing house. He explained his wife is disabled and when a house is built, it would be constructed with that in mind. He explained the proposed house would meet all the setback requirements and would be at least 20' off the easement.

Mr. Stanford summarized Engineer's comments dated June 11, 2021.

There was a discussion about the ownership of the property and the applicant. Ms. Newcomb explained the owner would have to sign the final plan.

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. Rosenberg made a motion to conditionally approve this application. The motion was seconded by Mr. Roy.

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. Roy	YES	Mr. Lindsay	YES
	Mr. Supplee	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.

4. Dune review & variance applications to construct an attached garage, pool and deck encroaching into the front yard setback, submitted by Michael & Margaret Kiess for the location known as Block 164.02, Lot 1.03, 1 Delaware Bay Drive.

Mr. Michael Kiess, applicant and Mr. Joe Maffei, PE, PP, was sworn in.

Mr. Maffei explained this property is located at the corner of Ohio Avenue and Delaware Bay Drive. He explained the structure is more than 300' from the mean high water line. He explained there is an existing house on the property and the application is proposing a pool with a deck around it and an attached garage with an apartment above. He explained variances are needed for front yard setbacks for the garage, deck and pool because the lot lines are not parallel. He explained there is no dune disturbance with what is proposed because the property is very deep. He explained they can accommodate four cars on this property. He explained they have no problems with the Engineer's comments. He explained they will apply for a CAFRA permit pending the Boards decision tonight.

The Board asked if there were any renderings of what the structure will look like? Mr. Maffei explained they did not have renderings, just the profile on the plans.

Mr. Stanford summarized Engineer's comments dated June 11, 2021.

Mr. Maffei explained there would not be much disturbance for the installation of the deck, but they would have a silt fence or other form of protection.

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

VOTE:	Mr. Bulakowski	YES	Mr. Rosenberg	YES
	Mr. Roy	YES	Mr. Lindsay	NO
	Mr. Supplee	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. Bulakowski made a motion to approve the Board Engineer vouchers. The motion was seconded by Mr. Rosenberg. Motion carried.

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

Mr. Rosenberg made a motion to approve the resolutions from the May 20, 2021 meeting. The motion was seconded by Mr. Lindsay. Motion carried.

Mr. Bulakowski made a motion to approve the minutes from the May 20, 2021 meeting. The motion was seconded by Mr. Roy. Motion carried.

Mr. Galestok explained to the Board members and professionals that in-person meetings would begin in August.

Mr. Lindsay made a motion to adjourn at 7:22 P.M. The motion was seconded by Mr. Rosenberg. 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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