TOWNSHIP OF LOWER

2600 Bayshore Road Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

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LOWER TOWNSHIP ZONING BOARD

A regularly scheduled meeting of the Zoning Board of Adjustment was held on August 5, 2021 at the Lower Township Municipal Building. The meeting was called to order at 6:00 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

Michael Kennedy
David F. Brand, Jr.
Ernest Utsch III
Robert Sweeten
Robert Basco, Sr.

MEMBERS EXCUSED:

Bruce Waterman

STAFF PRESENT:

Anthony J. Harvatt, II, Board Solicitor William Cathcart, Board Engineer William J. Galestok, Board Secretary Lisa A. Schubert, Recording Secretary

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated August 4, 2021.

List of Mott MacDonald vouchers dated August 5, 2021.

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

Mr. Kennedy made a motion to approve the minutes from the July 1, 2021 meeting. The motion was seconded by Mr. Utsch. Motion carried.

Mr. Brand made a motion to approve Mott MacDonald vouchers. The motion was seconded by Mr. Kennedy. Motion carried.

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

Mr. Brand made a motion to approve the resolutions from the July 1, 2021 meeting. The motion was seconded by Mr. Kennedy. Motion carried.

1. Hardship variance application to construct an addition encroaching into the front & side yard setbacks and exceeding the allowed building coverage, submitted by Gail Slimm for the location known as Block 112, Lot 6, 200A Millman Lane.

No one was present for this application.

Mr. Galestok explained his last communication with the applicant's attorney was whether a dune review was needed. He explained what is proposed is quite extensive. He explained he explained in an email to bring this to the Board and explain the application then they would determine whether a dune review was needed. He explained the other issue is a sealed survey was not submitted so we don't know if the plans are accurate.

There was a discussion that the application could be dismissed without prejudice.

Mr. Brand made a motion to dismiss this application without prejudice. The motion was seconded by Mr. Kennedy.

VOTE: Mr. Kennedy YES Mr. Brand YES Mr. Utsch YES Mr. Basco YES Chairman Hanson 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.

Chairman Hanson explained to the public present for this application that if the applicant does proceed with an application, they would receive notice.

Mr. Brand made a motion to adjourn at 6:05 P.M. The motion was seconded by Mr. Kennedy. 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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