

# 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.

## LOWER TOWNSHIP ZONING BOARD

A regularly scheduled meeting of the Zoning Board of Adjustment was held on February 3, 2022 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  
Bruce Waterman  
Robert Sweeten  
George Doherty  
Robert Basco, Sr.

### STAFF PRESENT:

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

### STAFF EXCUSED:

William Cathcart, Board Engineer

## CORRESPONDENCE:

### Handouts:

List of Mott MacDonald vouchers dated February 2, 2022.

List of Board Engineer vouchers dated February 2, 2022.

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

Mr. Brand made a motion to approve the minutes from the January 6, 2022 meeting. The motion was seconded by Mr. Kennedy. Motion carried.

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

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

1. Hardship variance application to construct a porch encroaching into the front yard setback, submitted by Michael Seaman for the location known as Block 753.03, Lots 6 & 7.01, 809 Cape Avenue.

Mr. Dan Reeves, Esq., represented the applicant.

Mr. Michael Seaman, applicant, and Mr. Paul Farnan, Architect, were sworn in by Chairman Hanson.

Mr. Reeves explained to the Board his client is seeking a variance to construct a portico roof over his front steps that would encroach into the front yard setback. He explained the current front yard setback is 52' where 50' is permitted, but with the addition of the roof, the proposed front yard setback would be 44'.

Mr. Seaman explained the roof over the steps would allow protection from the elements. He explained the front of the house gets a lot of sun and the proposed roof would help with that.

Mr. Reeves explained the requested relief is quite minor in nature. Explained the structure was built as close to the front setback as possible. He explained there would be no change to the existing steps.

Mr. Farnan explained the steps and landing are existing and would not change. He explained the existing house has a 52' front yard setback, which changes as the property is on a curve. He explained they are requesting to cover the front steps only. He explained there would be no increase to the house footprint.

Mr. Farnan explained what is proposed enhances the visual character to the house and neighborhood. He explained there would be no detriment to the adjacent properties or neighborhood.

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. Brand made a motion to conditionally approve this application. The motion was seconded by Mr. Waterman.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Waterman	YES
	Mr. Sweeten	YES	Mr. Doherty	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.

Mr. Brand made a motion to adjourn at 6:12 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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