

2600 Bayshore Road
Villas, New Jersey 08251



(609) 886-2005

LOWER TOWNSHIP ZONING BOARD

MEMBERS PRESENT: Chairman James Hanson
Michael Kennedy
David F. Brand, Jr.
Ernest Utsch III
Robert Sweeten

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 September 27, 2021.

List of Board Engineer vouchers dated October 6, 2021.

List of Mott MacDonald vouchers dated October 6, 2021.

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

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

Mr. Brand made a motion to approve the Board Engineer and Mott MacDonald vouchers. The motion was seconded by Mr. Utsch. Motion carried.

Mr. Brand made a motion to approve the resolutions from the September 2, 2021 meeting. The motion was seconded by Mr. Utsch. Motion carried.

Mr. Utsch made a motion to approve the minutes from the September 2, 2021 meeting. The motion was seconded by Mr. Sweeten. Motion carried.

1. Hardship variance application to construct a 20 x 32 accessory use taller than the principal structure, submitted by George Danley for the location known as Block 257, Lots 20.02 & 20.02, 35 East Wilde Avenue.

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

Mr. George Danley, applicant, was sworn in by Chairman Hanson.

Mr. Gelzunas explained the applicant's property is a street to street property. He explained there is an existing house on the Wilde Avenue side that is approximately 779 square feet. He explained his client is proposing a garage on the Maple Road side of the property that would approximately 658 square feet and would be under 18' in height. He explained the zoning allows for a 35' house.

Mr. Gelzunas explained the proposed garage would be 24' from the front property line on Maple Avenue and have a side yard setback of 5' and would have a building coverage of 8.2%. He explained there is an existing shed on the property that would be removed.

Mr. Gelzunas explained what is proposed has greater setbacks than what zoning allows. This would provide for light, air and open space. Has no negative impact to the zone, zone plan, the neighbors or neighborhood.

Mr. Gelzunas explained his client has a boat that he would like to store in the proposed garage and this is the reason he needs the height.

Mr. Danley explained he has owned this property for three years. He explained he is currently a contractor, but in a couple years is hoping to retire and start charter fishing. He explained that his boat is in the water now, but when he pulls it, he stores it on his property. He explained a couple years ago, he found kids playing in the boat. He explained he doesn't like traps, so he would like the garage to so he can store his boat there.

Mr. Danley explained that his property slopes so the garage would probably only be about 6" taller than the house.

The Board asked if the applicant would consider a deed consolidation? Mr. Gelzunas explained there would be no problem with that.

The Board asked if there would be a kitchen in the garage? Mr. Danley explained the garage would not have water or sewer. He explained eventually he would have electric in the garage.

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. Sweeten.

VOTE:	Mr. Brand	YES	Mr. Utsch	YES
	Mr. Sweeten	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.

2. Hardship variance & variance applications to construct an addition to an existing single family dwelling encroaching into the side yard setback and exceeding the allowed building coverage, submitted by Christine Kang & Christian Hudson for the location known as Block 752.03, Lot 3, 703 San Fernando Road.

Mr. Chris Gillin-Schwartz, Esq., represented the applicant.

Ms. Christine Kang and Mr. Christian Hudson, applicants, and Mr. Paul Farnan, Licensed Architect, were sworn in by Chairman Hanson.

Mr. Gillin-Schwartz explained the applicants purchased the property January of this year. He explained this is an existing non-conforming lot.

Ms. Kang explained to the Board that they purchased the house this year. She explained they have lived in the house for six months. She explained the kitchen is small. She explained there are three bedrooms and one bathroom upstairs. She explained her parents came for visits and it was hard having all the people trying to use one bathroom upstairs. She explained they would like to construct a master bedroom and bath upstairs. She explained they spent a lot of time at a friends house that has a pool this summer. She explained her daughter learned to swim and they would like to install a pool.

Mr. Gillin-Schwartz explained they will be bumping out the front and keeping with the existing side yard setbacks. Ms. Kang explained they are also proposing a trash enclosure on the side of the garage.

Mr. Farnan explained they will be relocating the bathroom on the first floor. He explained they are proposing to screen in the existing rear deck. The garage will be expanded for added storage space that would be encroach into the front yard setback. He explained the second floor addition would be extended over the existing garage and would be even with the front of the house.

Mr. Farnan explained with the existing conditions, it is hard to do any expansions without encroaching. He explained what is proposed does not hinder light, air and open space. He explained there would be no detriment to the public, public good or zone plan.

Mr. Gillin-Schwartz explained they are also requesting the front yard setback variance.

This portion of the hearing was opened to the public.

Mr. Tom Freeman was sworn in by Chairman Hanson.

Mr. Freeman wanted to verify that notice was sent? It was explained to Mr. Freeman that notice was sent and proper.

Mr. Charles Dick was sworn in by Chairman Hanson.

Mr. Dick explained he is in support of this application.

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. Sweeten.

VOTE:	Mr. Brand	YES	Mr. Utsch	YES
	Mr. Sweeten	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 6:24 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.

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.