

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 ZONING BOARD

A regularly scheduled meeting of the Zoning Board of Adjustment was held on November 4, 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
Bruce Waterman
Robert Basco, Sr.

MEMBERS EXCUSED: Robert Sweeten

STAFF PRESENT: Ron Gelzunas, Esq., Acting Board Solicitor
Chris Gillin-Schwartz, Esq., Acting Board Solicitor
William Cathcart, Board Engineer
William J. Galestok, Board Secretary

STAFF EXCUSED: Anthony J. Harvatt, II, Board Solicitor
Lisa A. Schubert, Recording Secretary

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated November 1, 2021.

List of Board Engineer vouchers dated November 4, 2021.

List of Mott MacDonald vouchers dated November 4, 2021.

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

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

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

Mr. Utsch made a motion to approve the resolutions from the October 7, 2021 meeting. The motion was seconded by Mr. Brand. Motion carried.

Mr. Brand made a motion to approve the minutes from the October 7, 2021 meeting. The motion was seconded by Mr. Utsch. Motion carried.

1. Use variance, minor subdivision & permit where lot does not abut a township street applications for the creation of two (2) newly described lots, submitted by Marcello Mogavero for the location known as Block 497.01, Lot 5.02, 616 Shunpike Road.

This application was continued until the December 2, 201 meeting. Chairman Hanson announced that new notice will be given to the public.

2. Extension of subdivision approval, submitted by Lawrence Wind for the location known as Block 27, Lot 27, 401 Bayshore Road.

[Mr. Ron Gelzunas, Esq., stepped down from this application for a conflict and Mr. Chris Gillin-Schwartz, Esq., replaced him as Acting Board Solicitor for this application only.]

The extension of subdivision approval for Lawrence Wind was granted for 190 days.

Mr. Brand made a motion to approve a 190-day extension. The motion was seconded by Mr. Waterman.

| | | | | |
|-------|-------------|-----|-----------------|-----|
| VOTE: | Mr. Kennedy | YES | Mr. Brand | YES |
| | Mr. Utsch | YES | Mr. Waterman | YES |
| | Mr. Basco | YES | Chairman Hanson | YES |

Motion carried.

A memorializing resolution will be prepared for the Board to review and approve at the next scheduled meeting.

3. Hardship variance application to construct a porch encroaching into the front yard setback, submitted by Raymond & Mary Jackson for the location known as Block 286, Lots 21-23, 43 West Greenwood Avenue.

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

Mr. Raymond Jackson and Mrs. Mary Jackson, applicants, were sworn in by Chairman Hanson.

Mr. Gillin-Schwartz explained the applicants recently purchased the property. He presented the plans drawn by Joseph S. Benedetto, Architect. [Mr. Benedetto could not attend the hearing because of illness.]

Mr. & Mrs. Jackson explained that they plan to use this house as a summer residence for five (5) years and then move in on a permanent basis. They testified that the existing home is a one bedroom and one bathroom house. They further explained that they need more room for their family.

The front porch requires a front yard setback variance. It was explained that the front porch is necessary to the enjoyment of the home.

The Zoning Board members discussed the front yard setback variance with the homeowners. They questioned why the addition could not be moved in the rearward direction? The applicant responded: a) The porch is front of the old portion would still need a variance for front yard setback. b) The architect designed the home so the house would look as it was always there as one unit. c) This design creates an aesthetic benefit to the neighborhood.

Chairman Hanson opened this portion of the meeting to the public. Having no public, the hearing was closed to the public.

Mr. Kennedy made a motion to conditionally approve the application. The motion was seconded by Mr. Brand.

| | | | | |
|-------|-------------|-----|-----------------|-----|
| VOTE: | Mr. Kennedy | YES | Mr. Brand | YES |
| | Mr. Utsch | YES | Mr. Waterman | YES |
| | Mr. Basco | YES | Chairman Hanson | YES |

Motion carried.

A memorializing resolution will be prepared for the Board to review and approve at the next scheduled meeting.

Mr. Brand made a motion to adjourn at 6:16 P.M. The motion was seconded by Mr. Utsch. Motion carried.

Respectfully submitted,

William Galestok,
Board 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.