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| Frank Sippel, Mayor  fsippel@townshipoflower.org  Kevin Coombs, Deputy Mayor  [kcoombs@townshipoflower.org](mailto:kcoombs@townshipoflower.org)  Thomas Conrad, Ward 1  [tconrad@townshipoflower.org](mailto:tconrad@townshipoflower.org) | lower township logo from townshipoflower.org  TOWNSHIP OF LOWER  2600 Bayshore Road  Villas, New Jersey 08251 | Joseph Wareham, Ward 2  [jwareham@townshipoflower.org](mailto:jwareham@townshipoflower.org)  Roland Roy, Jr., Ward 3  [rroy@townshipoflower.org](mailto:rroy@townshipoflower.org)  Michael Laffey, Manager  [mlaffey@townshipoflower.org](mailto:mlaffey@townshipoflower.org) |

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 PLANNING BOARD

A regularly scheduled meeting of the Lower Township Planning Board was held on May 15, 2025, the Lower Township Municipal Building. The meeting was called to order at 6:00 P.M. by Chairman Michael Rosenberg. 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 Michael Rosenberg

Vice Chairman Chris McDuell

Gunär Arenberg

Marissa McCorkel

Roland Roy

Lindsey Selby

Anthony Vetrano

MEMBERS EXCUSED: Frank Sippel

Steve Morris

Alyce Parker

Roy Abrams

STAFF PRESENT: Avery S. Teitler, Board Solicitor

William J. Galestok, Board Secretary

Patrick L. Wood, Recording Secretary

William Cathcart, Board Engineer

Kathryn M. Steiger, Planning Clerk

CORRESPONDENCE:

Handouts:

* List of Board Engineer Vouchers, dated May 8, 2025

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

At the request of the applicants, Mr. Teitler reported the following applications have been continued for the Planning Board Meeting of June 19, 2025:

Minor subdivision and hardship variance application for the creation of two (2) newly described lots that would be deficient in lot depth. Submitted by Glenn & Barbara Allison for the location known as Block 488.02, Lot(s) 32+34 & Block 487.05, Lot 71, 915 Towerview Road

Minor subdivision and hardship variance application for the creation of two (2) newly described lots that would be deficient in lot area, frontage, width, and side yard setback. Submitted by Joseph T. Chambers for the location known as Block 489.01, Lot(s) 5+6, 870 Towerview Road

1. Minor subdivision and hardship variance application for the creation of two (2) newly described lots that would be deficient in lot area, frontage, and width. Submitted by N.L. Martucci Properties, LLC, for the location known as Block 340, Lot(s) 42,44,46+48, 230 Evergreen Avenue.

Mr. Andrew D. Catanese, Esq., is representing the applicant.

Mr. Catanese summarized the application request as follows:

The request is to subdivide the current oversized lot into two (2) 50 x 125 lots. The existing structure will be removed, with two (2) new homes constructed. It is anticipated the current owner will retain one of the new homes. Design for the new structures will be the one and half story dwelling that the applicant has typically built. The extra depth of the lot justifies the undersized lot.

Mr. Arthur Chew, P.E., was sworn in by Chairman Rosenberg, and provided credentials, which were accepted by the Board.

Mrs. Liz Martucci, principal member of applicant LLC, was sworn in by Chairman Rosenberg.

Mr. Catanese submitted Exhibits into evidence and requested Mrs. Martucci provide an overview to the Board.

Mrs. Martucci explained the Exhibits are renderings of previous developments by her company in the neighborhood. The dwellings are typically under 2000 square feet. The properties are sold and occupied as second homes, not for the purpose of Airbnb’s or rental. Construction process is a mixture of modular or stick built. The proposed dwellings are similar to others built. There have been no complaints, with new dwellings being well received by the neighbors.

Mr. Chew reviewed the details of the subdivision & explained the newly created lots will be larger in depth than neighbors, at 125 feet. The neighborhood consists of a mixture of 75-foot lots, with 50-foot lots across the street. Dwellings are mostly one (1) story. The proposed construction will be flood compliant, is very consistent and in character with the neighborhood, and Lower Township in whole, providing an opportunity to update the housing stock. A second Exhibit, showing the neighborhood, was distributed. Mr. Chew acknowledged 7500 square feet is required, however; due to the 125-foot depth of the lots, the results of the new lots will be 6,250, which are close to being compliant.

Mr. Catanese restated the proposed project benefits the general welfare of the neighborhood and town. The dwellings are one and half story, which fits into the character of the area, promotes open space and lights. All setbacks will comply. This is a better alternative for the neighborhood and causes no detriments. Mr. Catanese commented that, at some point, Zoning should address lot sizes.

The Board had no questions.

Mr. Cathcart noted that this is a typical subdivision, and inquired the status of matured trees on the site. Mrs. Martucci responded the goal is to save as many as possible, remove what is only necessary, and replant if needed.

Mr. Cathcart questioned the placement of the driveway, to which Mrs. Martucci stated that has not been decided, and is usually to the side of the lot; however, will not be “on top” of the adjacent lot.

Mr. Cathcart concluded the Subdivision Plan will address technical issues.

This portion of the meeting was opened to the public. No comments were made from the public. This portion of the meeting was closed to the public.

Mr. Teitler summarized for the Board that the application is very typical and creates two (2) lots, is in character and creates harmony with the neighborhood, is a better alternative than one large dwelling on the lot, and promotes open space.

Mrs. Selby made a motion to conditionally approve the minor subdivision and hardship variance application, seconded by Mr. McDuell.

During the vote, the following Members gave findings of fact along with their decisions:

Mr. McDuell: Approved. Fits within the neighborhood.

Mr. Roy: Approved. Improves to the existing area

Mr. Vetrano: Approved. Provides a definite improvement to the area

VOTE: Mr. McDuell YES Mr. Roy YES Mr. Arenberg YES Mrs. Selby YES Ms. McCorkel YES Mr. Vetrano YES

Chairman Rosenberg YES

Motion approved.

The Board Solicitor will prepare a memorializing resolution to review and approve at the

Mr. McDuell made a motion to approve the Minutes from the meeting of April 17, 2025, seconded by Mr. Arenberg. Motion carried.

Mrs. Selby made a motion to approve the Board Engineer vouchers, seconded by Mr.

Roy. Motion carried.

At 6:16 P.M., on motion by Mr. McDuell, and seconded by Mr. Vetrano, the Board then went into Closed Session. At 6:37 P.M., the meeting was re-opened.

At 6:37 P.M., Mrs. Selby made a motion to adjourn the meeting, seconded by Mr.

Arenberg. Motion carried.

Respectfully submitted,

Patrick Wood,

Recording Secretary

A verbatim recording of said meeting is on file in Township Hall.

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