

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 PLANNING BOARD

A regularly scheduled meeting of the Lower Township Planning Board was held on November 14, 2024, 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 Chris McDuell Gunär Arenberg Steve Morris Roland Roy Alyce Parker Anthony Vetrano
MEMBERS EXCUSED:	Mike Laffey Frank Sippel Lindsey Selby Roy Abrams
STAFF PRESENT:	Avery S. Teitler, Board Solicitor William J. Galestok, Board Secretary William Cathcart, Board Engineer Kathryn M. Steiger, Planning Clerk
STAFF EXCUSED:	Patrick L. Wood, Recording Secretary

CORRESPONDENCE:

Handouts:

- List of Board Engineer Vouchers, dated November 06, 2024
- List of Board Solicitor Vouchers, dated November 11, 2024

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

Mr. Sandman addressed the Board and advised he would be representing both applications at this evening's meeting. He then requested that the Rupinski application be presented first.

Mr. Sandman then agreed to delay his presentation until after the Board reviews the Paul Burgin application.

1. Discussion regarding the street name, submitted by Paul Burgin Builders, Inc. for the location known as Block 752.01, Lot 15.01, 1068 Seashore Road

Mr. Paul Burgin, applicant, was sworn in by Chairman Rosenberg.

Mr. Burgin's purpose at tonight's meeting is to seek approval for the street name of the 1068 Seashore Road construction project. He is requesting approval to name the street South Church Street.

Mr. Teitler reviewed the options for Church Street vs Church Avenue and to try and differentiate to avoid conflicts.

The Board voiced concern about the confusion, with Mr. Galestok suggesting adding "South" to the street name for additional clarification.

The Board discussed that this is a cul-de-sac and will not be connected to San Fernando Road. With the addition of "South" to the name, this should be acceptable, although there may be confusion among adjoining towns/municipalities with similar names.

Mr. Teitler stated Mr. Burgin needs the Board's permission to name the street "South Church Street."

The Board approved the name of South Church Street.

2. Minor site plan waiver and hardship variance application for the creation of vertical propane tank and propane dispenser cabinet that would encroach into the rear yard, submitted by Jan & Elizabeth Rupinski for the property known as Block 410.01, Lot(s) 59.02, 59.03, 64.01+64.02, 2500 Bayshore Road

Mr. Charles W. Sandman, III, Esq., is representing the applicant.

Mr. Sandman summarized to the Board that the applicant is seeking a minor site plan waiver and hardship relief to add to an existing business propane filling station. The propane station is already there, but contains empty cans. A local business previously provided this service, but is no longer in business.

Mr. Rami Nassar, MSc, P.E., was sworn in by Chairman Rosenberg, and provided credentials, which were accepted by the Board.

Mr. Nassar advised that the underground tank was removed and replaced with a vertical tank, which is easily maintained. Mr. Nassar explained where the tanks are located on the map. Mr. Sandman reconfirmed Mr. Nassar's testimony regarding location and purpose of the application.

Mr. Nassar stated the removed underground tank, with the new tank being in a secured area. There will be a fence added, but the new tank will remain in the original location. Customers will be able to fill/exchange tanks within the same area.

Mr. Teitler stated the request is for a site plan waiver, therefore, no engineering report is required.

Mr. Galestok stated that, basically, this will be a free-standing tank.

This portion of the meeting was opened to the public.

Ms. Lisa A. Schubert, resident of 32 Iowa Avenue, was sworn in by Chairman Rosenberg.

Ms. Schubert inquired about what, if any, landscaping is planned for the project and emissions from the tank.

Mr. Sandman replied that a representative from the gas company can provide clarifications.

Mr. Dennis Rambone, resident of 14 Beach Head Road, representative from Thompson Gas, was sworn in by Chairman Rosenberg.

Mr. Rambone explained this type of propane tank has a low emission nozzle, causing a slight smell of gas, but no propane is emitted. It is so minimal that normally, no smell is detected, and dissipates into the air.

Ms. Schubert inquired about the aesthetics surrounding the project.

Mr. Sandman stated the applicant offered to insert slats into the chain link fence.

This portion of the meeting was closed to the public.

Mr. Teitler summarized the applicant is requesting a minor site plan waiver, with no variance required.

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

Mr. McDuell: Approved. Precautions for new install

Mr. Roy: Approved. No public access

Mr. Morris: Approved. Echo's same as previous comments from members.

Mr. Vetrano: Approved. Agrees with previous comments. Fits neighborhood

Mr. McDuell made a motion to approve the minor site plan waiver, seconded by Mr. Roy.

VOTE:	Mr. Arenberg	YES	Mr. Morris	YES	Mr. Vetrano	YES
	Mr. McDuell	YES	Mr. Roy	YES	Ms. Parker	YES
	Chairman Rosenberg	YES				

Motion approved.

The Board Solicitor will prepare a memorializing resolution to review and approve at the next scheduled meeting.

3. Minor subdivision and hardship variance application for the creation of two (2) newly described lots that are deficient in lot area, frontage and width, submitted by Robert J. Salasin for the property known as Block 302, Lot(s) 7-10, 11 Oak Avenue

Mr. Charles W. Sandman, III, Esq., is representing the applicant.

Mr. Sandman explained the request for a subdivision and that the existing house sits on one side of the lot.

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

Mr. Chew stated the request is to subdivide the property into two (2) lots of 75 feet. The immediate vicinity has several lots of the smaller variety. This will fit into the character of the neighborhood. He further explained this will be under in lot coverage and setbacks. The proposed dwelling is a small house, consistent with the other houses in the neighborhood.

In reply to Mr. Sandman's question regarding any impairment to the current Zoning Plan, Mr. Chew stated there is none.

Mr. Teitler identified Mr. Chew's handout as Exhibit A1 – Neighborhood Analysis.

Mr. Sandman then started to distribute renderings of housing examples. Mr. Galestok stated this was not necessary. Previously, these renderings have caused confusion, since the final building may be somewhat different than what was viewed at the meeting and further stated all construction must be fully conforming to the Township's requirements and be compliant.

In response to the Board's questions, Mr. Chew advised the proposed building will have two (2) off street parking spaces and will be a one and half story Cape Cod design, not a full two (2) story dwelling. This will be an improvement to the neighborhood, is very consistent, within the scope of the proposal, and well within the setback and coverage limits.

The Board inquired about the front yard setbacks and whether the porch will be an issue.

Mr. Robert Salasin, applicant, was sworn in by Chairman Rosenberg.

Mr. Salasin stated the proposed is not within the setbacks, as the rendering shows a sidewalk. The second house is existing and has a porch.

Mr. Teitler reminded that the testimony provided states all will comply, with bulk and setbacks. Mr. Salasin stated if the house remains, the variance is an issue. Mr. Chew then stated that the new proposal was prepared to meet all requirements.

Mr. Sandman then stated a variance may be needed, but it is anticipated that the existing house will be a tear down.

Mr. Galestok advised that if the deck is open, it is acceptable, and that steps do not count.

Mr. Cathcart stated the subdivision is straight forward. He questioned the existing trees and fences currently on the property.

Mr. Salasin advised the wire will be removed. It is the intent to keep some trees, but may have to remove ones located in the middle of the property.

Mr. Cathcart inquired about demolition of the existing house, which Mr. Salasin confirmed it is the future intent to demolish the existing home.

Mr. Cathcart advised that zoning needs to be clear. The Zoning Map should be cleaned up. The dwelling exceeds 30%, but testimony states it will meet compliance.

A general discussion by the Board regarding recent subdivisions occurred and the differences of each request, which are not applicable to this request. Mr. Teitler stated all applications are treated on an individual basis, and stands alone on its own merits.

Mr. Galestok inquired Golden Lane coming into the back of the property, possibly creating a second front yard. No area for a shed – should a variance be granted now? Mr. Sandman responded that this is not being proposed. Mr. Teitler stated acting on this now could present an inverse situation.

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

Mr. Morris: Approved. Consistent with neighborhood

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

VOTE:	Mr. Arenberg	YES	Mr. Morris	YES	Mr. Vetrano	YES
	Mr. McDuell	YES	Mr. Roy	YES	Ms. Parker	YES
	Chairman Rosenberg	YES				

Motion approved.

The Board Solicitor will prepare a memorializing resolution to review and approve at the next scheduled meeting.

Chairman Rosenberg made a motion to approve the Minutes from the meeting of October 17, 2024, seconded by Mr. Morris. Motion carried.

Mr. Roy made a motion to approve the Board Engineer vouchers, seconded by Ms. Parker. Motion carried.

Mr. Roy made a motion to approve the Board Solicitor vouchers, seconded by Mr. Arenberg. Motion carried.

Chairman Rosenberg made a motion to approve the Resolutions from the meeting of October 17, 2024, seconded by Mr. Roy. Motion carried.

At 6:45 P.M., Mr. Roy made a motion to adjourn the meeting, seconded by Mr. Vetrano.

Respectfully submitted,

Patrick Wood,
Recording Secretary

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

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