

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 September 19, 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
Vice Chairman Chris McDuell
Gunär Arenberg
Steve Morris
Roland Roy
Lindsey Selby
Anthony Vetrano
Alyce Parker

MEMBERS EXCUSED: Mike Laffey
Frank Sippel

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 September 12, 2024
- List of Board Solicitor Vouchers, dated September 17, 2024

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

1. Minor site plan waiver application for the expansion of the existing campground's concession area, submitted by Sun Lake Laurie RV, LLC for the location known as Block 510, Lot(s) 4.01, 5, 20, 21.03+21.12, 669 Route 9

Mr. Ronald J. Gelzunas, Jr., Esq., is representing the applicant.

Mr. Gelzunas explained the property is an 86-acre campground, which is a permitted use. The application request is for a 12 x 29-foot addition for food concession.

Mr. Paul Kates, P.E., P.P., C.M.E., C.F.M., was sworn in by Chairman Rosenberg, and provided credentials, which were accepted by the Board.

Mr. Andrew DeLong, applicant, was sworn in by Chairman Rosenberg.

Mr. Kates restated that property is an 86-acre campground with amenities, located in the Residential Zone (R-2), and is a permitted use. The addition will be approximately 338 square feet to the existing building for a concession stand. The previous building was demolished and replaced with an outdoor food truck, which will be removed.

At 6:04 P.M., Mr. Vetrano joined the meeting.

Mr. Kates continued that:

- No impervious coverage, nor drainage issues from the new structure will be created
- The Fire Bureau deemed the addition safe
- No further parking spaces are required and/or needed
- No impact to surrounding areas, neighborhood, existing outdoor buildings, or storage

Mr. Kates stated the addition is an improvement for the guests of the facility and will provide a better work environment for staff. He concluded that there are no variances required, with no negative detriments.

In response to Mr. Teitler question regarding the new addition, Mr. Chew confirmed this is the only construction occurring.

Ms. Parker made a motion to approve the minor site plan waiver, seconded by Mr. Morris.

VOTE:	Mr. McDuell	YES	Mr. Morris	YES	Mrs. Selby	YES
	Mr. Arenberg	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.

2. 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 N. L. Martucci Properties, LLC for the location known as Block 278, Lot(s) 28.02+29-31, 75 Ridgewood Avenue

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

Mr. Catanese advised the Board the Engineer, Arthur Chew, had not arrived. Mr. Teitler stated that, anticipating the arrival of Mr. Chew, the Board would then proceed with completing the administrative portion of the meeting, and return to the application request afterwards.

Ms. Selby made a motion to approve the Minutes from the meeting of August 15, 2024, seconded by Mr. Vetrano. Motion carried.

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

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

Mrs. Selby made a motion to approve the Resolutions from the meeting of August 15, 2024, seconded by Mr. Roy. Motion carried.

Upon completion of the administrative actions, the Board then returned to N. L. Martucci's application.

Mr. Catanese continued and stated the property is in a Mainland Residential Zone (R-3), is an oversized lot with a one-story ranch type home, and explained:

- The existing shed will be removed
- The existing house will remain
- The two (2) non-conformities on the house will not be impacted
- The newly created lot will have a 1.5 story dwelling constructed

Mr. Catanese then submitted three (3) exhibits into evidence, documenting the prior property, plans, and neighborhood and street view.

Ms. Liz Martucci, principal member of the applicant company, was sworn in by Chairman Rosenberg.

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

In response to Mr. Catanese's request to summarize the application and proposed project, Ms. Martucci referenced the other completed projects her company has completed in the past. Per the exhibits submitted by Mr. Catanese, the one and half story Cape Cod style home is the "go to" building. The intent is to save and renovate the existing home, which will possibly provide an affordable home. The proposed new home will be a one and half story "cottage" look dwelling, which will maintain the character and charm of the Villas community, with much attention paid to the care and finishes of the project.

Ms. Martucci referenced previous sales, which are to families for a secondary home. The smaller homes are typically occupied for personal use, rather than for a rental or Airbnb purposes.

Mr. Galestok inquired if the exhibits are examples of the type of homes being constructed? Ms. Martucci stated although it is not an exact replica, and may have minor changes, it will be the style.

Mr. Galestok inquired whether the locations of the six (6) and 10-foot side yard setbacks are a condition of the approval. Mr. Catanese replied it is not a condition and are looking for the flexibility to determine the setback sides at the time of development.

Mr. Chew explained the current dwelling encroaches three (3) feet into the side yard setback, due to an existing addition, which will not be altered and will remain unchanged. The style of the home is typical to the neighborhood. The new home is designed as a small house on a small lot and will not require a variance. Parking will conform. All variances are related to the size of the newly described lot, which is consistent to the neighborhood. He advised that 23 out of the 35 lots in the area are under 7,500 square feet, with primarily one (1) story, single family dwellings (SFD).

This new project will maintain the existing structure, add a new ratable for the Township, promote the general welfare of the community, and preserve the character of the neighborhood. There are no negative impacts caused by this application.

In response to the Board's concern regarding Ridgewood being a narrow street and parking, Mr. Chew advised a new driveway for off street parking will be created for two (2) lots, the fence will be removed to open the area for the existing dwelling. Ms. Martucci also stated that the driveways will be either centered or stacked, which has not yet been determined.

Mr. Chew submitted an aerial view of the neighborhood into evidence.

Mr. Cathcart stated it is a straightforward application. Testimony is requested for the following two issues:

- Will the mature trees existing at the property be retained or removed
 - Ms. Martucci advised that the intent is to remove only one (1) tree, with all others to remain
- Will the fences will be retained or removed?
 - Ms. Martucci advised that based on condition and age, portion of fences will be removed

This portion of the meeting was opened to the public.

Mrs. Jeanne Montis, resident of 28 W. Drumbed Road, was sworn in by Chairman Rosenberg.

Mrs. Montis stated she has been a resident for 28 years. She expressed the following concerns:

- Dramatic changes occurring in the community
- Two (2) houses constructed on one (1) lot
- Traffic is an issue with year-round residents and visitors
- Requested an explanation on why this is a hardship

In response to Mrs. Montis' request for an explanation on the hardship issue, Mr. Teitler provided an explanation of what constitutes a hardship and the various requirements that must be met to satisfy and/or approve a request. In the end, the benefits must outweigh detriments.

Mrs. Montis also inquired about the owner of the property and is the sale of the property contingent upon the approval of this application. Mr. Teitler advised the Board only requires permission from the owner of record to pursue an application request, but does not involve itself any further in that portion of a purchase transaction.

Mrs. Montis reiterated her concerns regarding tree removal, parking, stability of homeowners, the amount of construction projects, and parking possibly created an issue for emergency vehicles.

This portion of the meeting was closed to the public.

Mr. Catanese summarized the applicant has delivered consistent projects, keeping within the quality, size, and character of the community.

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

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

Mr. McDuell:	Approve	Construction is in keeping with the neighborhood
Mr. Roy:	Approve	Based on summaries, agrees with explanations
Mr. Vetrano:	Approve	History of other homes built
Mr. Morris:	Approve	Builder meets all requirements
		Completes work as proposed
Mr. Arenberg	Approve	Agrees with neighbor regarding trees
		Has provided off street parking, which is also important

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

Motion approved.

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

At 6:37 P.M., Mr. McDuell made a motion to adjourn the meeting, seconded by Chairman Rosenberg.

Respectfully submitted,

Patrick Wood,
Recording Secretary

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

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