

Check 1 or more:
Minor X
Sketch
Prelim.
Final X

(17 Copies Must be Filed with Planning Board Secretary)

APPLICATION FOR CLASSIFICATION
OF SKETCH PLAT
and/or SUBDIVISION PLAT

To: TOWNSHIP OF LOWER PLANNING

Application is hereby made for the classification of a
Sketch Plat of a proposed subdivision of land, hereinafter
more particularly described.

Applicant's Name Michael Di Stefano

Mailing Address 1202 Franklin Avenue

North Cape May, NJ ZIP CODE 08204

Phone 609.425.2065

Name & Address of Present Owner (if other than applicant)

Interest of Applicant if other than owner _____
(Supply copy of Agreement of Sale, if prospective buyer)

Location of Subdivision:

Street East Greenwood Ave Section of Township Villas

Block and Lot Numbers Block 274 Lots 13 & 14

Zone R-3 Tax Map Sheet Number _____

Sewered X Non-Sewered _____

Number of Newly-Described Lots (Including existing lot) 2

Area of Entire Tract 15,600 Portion Subdivided 7,800

Development Plans:

Sell lots only (Yes or No) _____

Construct houses for sale (Yes or No) Yes

Other _____

Name & Address or person preparing sketch:

William P Sweeney, Surveyor

3410 Bayshore Road, Cape May, NJ 08204 Phone 609.425.4091

Signature of Applicant Michael Di Stefano

Applicant's e-mail address: MikeDBTheBay@comcast.net

LOWER TOWNSHIP PLANNING BOARD
APPLICATION FOR DEVELOPMENT (FORM #1)

Applicant's

Name: Michael Di Stefano Phone 609.425.2065

Address: 1202 Franklin Avenue, North Cape May, NJ Zip 08204

Owner's Name: Michael Di Stefano

Owner's Address: 1202 Franklin Ave, North Cape May, NJ 08204

Subject Property - Street Address: 26 East Greenwood Ave., Villas, NJ 08251

Subject Property - Block & Lot Numbers Block 274 Lots 13 & 14

1. Specify which power(s) the Planning Board is requested to exercise:

- 70c.1 Hardship Variance
- 70c.2 Variance
- 67 Conditional Use
- 34 Building Permit in street bed, public drain area, etc.
- 35 Building Permit where lot does not abut street
- Other (Specify)

2. Request is hereby made for permission to Subdivide a 100 X 156 lot into two 50 X 156 lots.

Each with an area of approximately 7,800 square feet

contrary to requirements of Section (s) Subsection 400-15D of the Development Ordinance.

2a. List all variances sought: Lot area, frontage and width along with any and all variances needed

Said property measures 100 x 156 and contains approximately 15,600

square feet, and is located in the R-3 Zoning District.

with X without _____ sewer.

3. The size of the proposed building is _____ x _____; Height _____;
stories _____; square feet _____.

4. The setbacks of the principal building will be: Front _____; Front _____;
Rear _____; Side _____; Side _____; Percent of lot coverage _____.

5. Setbacks of accessory building will be: (if applicable)
Front _____; Rear _____; Side _____; Side _____; Percent of lot coverage ____%

* Distance to nearest building: _____ Height _____ # of Stories _____

6. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good, and will not substantially impair the intent and purpose of the Zone Plan and Development Ordinance.

Lots will be similar in size to neighboring properties.

Both lots will meet the minimum square footage of 7,500 square feet.

7. What are the EXCEPTIONAL conditions of the property supporting the granting of the variance?

A majority of the lots on Block 274 are 6,000 square feet. The new created lots will be 7,800 square feet. The lots will be considered oversized for the Zone

I, Michael Di Stefano, do hereby certify that the information presented in this application is true and accurate, to the best of my knowledge.

Michael Di Stefano
Signature

09/22/2020
Date

MikeDByTheBay@comcast.net
Applicant E-mail address

NAME, ADDRESS AND PHONE OF ATTORNEY,
IF APPLICANT WILL BE REPRESENTED:

NA

Either the applicant, or an attorney, must be present at