

N L Martucci Properties LLC  
16 Acorn Lane  
Cape May Court House, NJ 08210

Lower Township Planning & Zoning  
2600 Bayshore Road  
Villas, NJ 08251

To Whom It May Concern:

We are writing this letter to request an extension of the hardship variance previously approved for 245 Pennsylvania Avenue, Villas, NJ 08251. The full legal description is below:

Beginning at a point in the Northeasterly line of Pennsylvania Avenue, (30.00 feet wide) where said point intersects with the Southeasterly line of Columbia Street (30.00 feet wide) and running; thence

- (1) Along the Southeasterly line of Columbia Street, North 36 degrees 22 minutes 00 seconds East, a distance of 50.24 feet to a point; thence
- (2) South 59 degrees 45 minutes 00 seconds East, a distance of 100.98 feet to a point; thence
- (3) South 30 degrees 15 minutes 00 seconds West, a distance of 50.00 feet to a point in the Northeasterly line of Pennsylvania Avenue; thence
- (4) South 59 degrees 45 minutes 00 seconds East a distance of 106.3 along said line of Pennsylvania Avenue to the point and place of Beginning.

Commonly known as 245 Pennsylvania Avenue, Villas, New Jersey 08251. Being known as Lots 7 and 8, Block 140 as shown on Sheet 1.03 of the Official Tax Map of the Township of Lower.

The Lower Township Zoning Board originally approved the variance on September 9, 2010 (Resolution #10-31-ZBA). The variance was extended on October 3, 2013 (Resolution #13-23-ZBA). That extension was extended to January 2019 due to the Permanent Extension Act (per Planning Director William Galestok).

We are purchasing this lot from the current owners (Edward & Carole English, 728 Tomlin Station Road, Mullica Hill, NJ 08062) and will close on the property October 25, 2020. Our Agreement of Sale is included with this application.

We will begin construction on a single-family home on the lot upon variance extension approval and the real estate transaction closes. We will use the same footprint as was previously submitted by the current owners (also included).

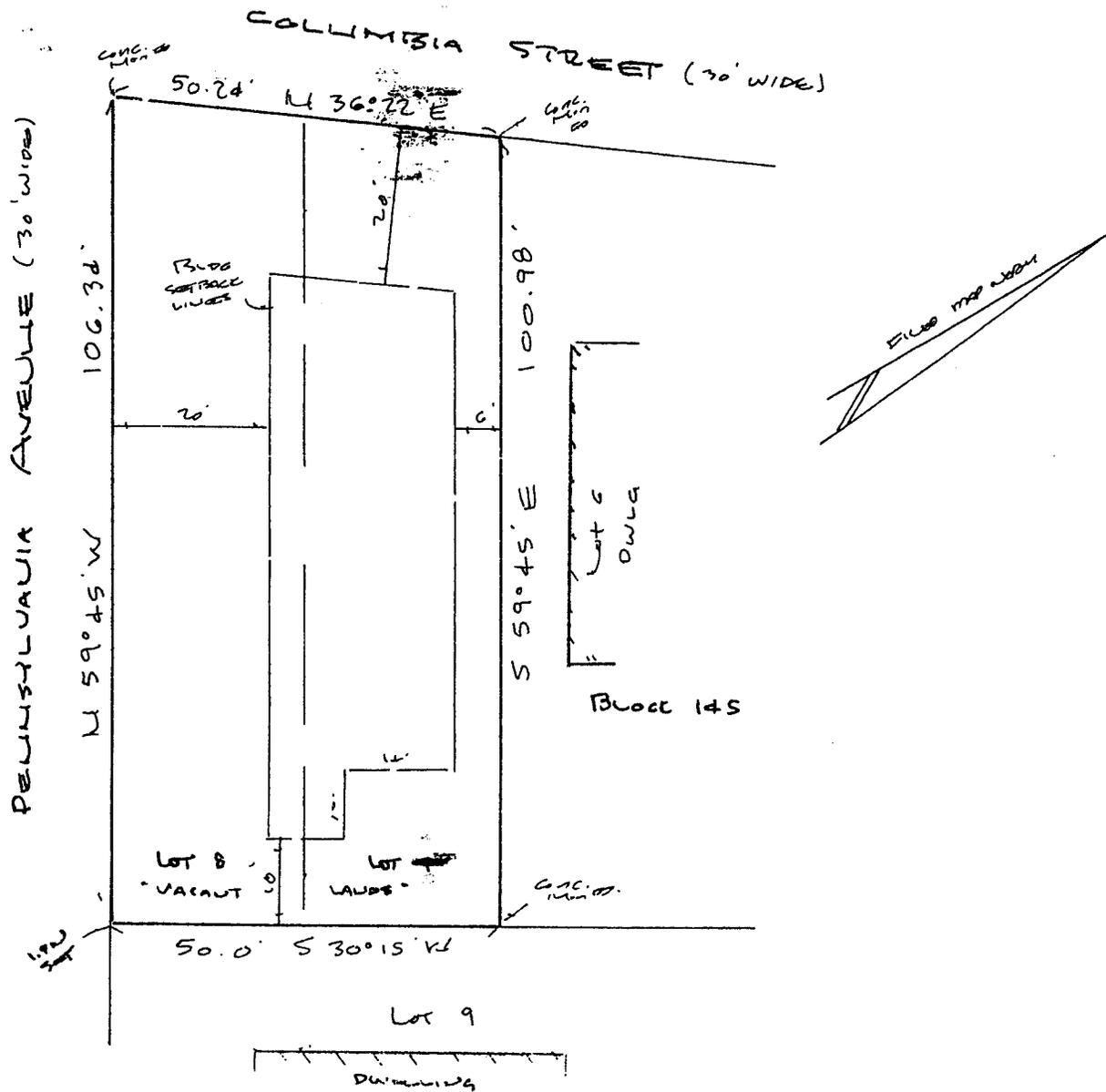
Per our discussion with Lisa from the Zoning office, we are including the following required items:

1. Letter requesting extension with address, lot and block information.
2. A copy of the agreement of sale.
3. A check for \$150 for the extension application fee
4. A check for \$150 for the resolution.
5. W9

We are excited to begin construction. We look forward to "seeing" you via GoToMeeting on October 1st!

Regards,

Nick & Liz Martucci  
NL Martucci Properties LLC



Zoning Chart- R-3 with Sewer

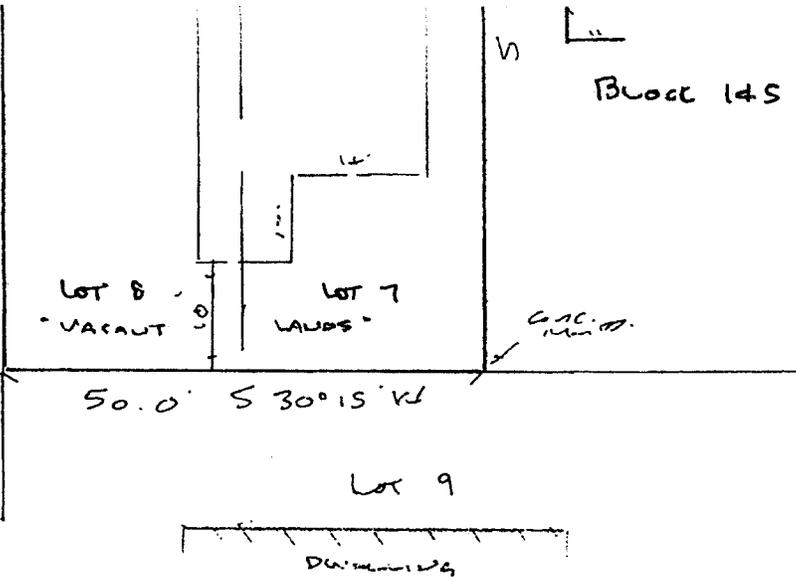
	Required	Provided
Lot area	7500 Sq. ft	5183 Sq. ft.*
Lot front	75 ft	50.24 ft*
Lot width	75 ft	50 ft *
Lot depth	90 ft	103.66 ft
Front yard	20 ft	20 ft
Side yard (I)	6 ft	6 ft
Side yard (T)	16 ft	16 ft
Rear yard	20 ft	20 ft
Max. Coverage	30%	30%
Max Height	35 ft	35 ft

\* - denotes variance needed

Certified as correct to;  
Edward W. English and

PLAN OF SURVEY  
BLOCK 145 (TAX MAP)

PELHAM  
N 59°



Block 145

Zoning Chart- R-3 with Sewer

	Required	Provided
Lot area	7500 Sq. ft	5183 Sq. ft.*
Lot front	75 ft	50.24 ft*
Lot width	75 ft	50 ft *
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Front yard	20 ft	20 ft
Side yard (L)	6 ft	6 ft
Side yard (T)	16 ft	16 ft
Rear yard	20 ft	20 ft
Max. Coverage	30%	30%
Max Height	35 ft	35 ft

\* - denotes variance needed

Certified as correct to;  
Edward W. English and  
Carole M. English

PLAN OF SURVEY  
BLOCK 145 (TAX MAP)  
LOTS 7 & 8  
TOWNSHIP OF LOWER  
CAPE MAY COUNTY N.J.

PREPARED BY  
WILLIAM P. SWEENEY  
LICENSED LAND SURVEYOR  
No. 3410 BAYSHORE ROAD  
NORTH CAPE MAY N.J.

SCALE 1" = 20' DATE 06.13.10  
SURVEY NO 4297 FB NB 5

06.13.10  
WILLIAM P. SWEENEY PLS NJ Lic# 15881