

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for May 19, 2016 - 7:00 PM

A. MEETING CALLED TO ORDER

Pledge of Allegiance

Approval of minutes of past meetings, Engineer's vouchers, etc.

B. OLD BUSINESS:

1. Final subdivision application for the creation of ten (10) newly described lots. (Preliminary subdivision and hardship variance needed for lot frontage, width, depth, setbacks for existing structures (front, gross floor area & accessory side yard) was approved at the February 18, 2016 meeting), submitted by David Rutherford for the location known as Block 791, Lot 6.01 & 6.06, 619 Seagrove Avenue, South of Canal. (SUB 1426) CONTINUED INDEFINITELY.
2. Preliminary & final site plan and hardship variance applications to construct a 26 space parking lot. Hardship variance needed for lot frontage, submitted by The Nature Conservancy for the location known as Block 753.01, Lot 25.02, East of Railroad, South of Canal. (SP 15-6)

C. NEW BUSINESS:

3. Minor site plan & hardship variance applications renovate an existing restaurant, hardship variances needed for front yard setback, exceeding building coverage, sign size and location, submitted by JED Enterprises, LLC for the location known as Block 655, Lots 6, 9 & 23-27, 3832 Bayshore Road, North Cape May. (SP 16-2)
4. Final site plan application for 12 residential units (8 units in Phase 8B & 4 units in Phase 9), submitted by Harbourtown Resort Marina, Inc. (Canyon Club) for the location known as Block 823, Lot 3.01, Ocean Drive. (SP 16-1)