

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for June 19, 2014 - 7:00 PM

A. MEETING CALLED TO ORDER

Pledge of Allegiance

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

Approval of resolution concerning applications heard on May 15, 2014:

Iliev: Block 44, Lots 6-10

B. DISCUSSION ONLY:

1. Re-examination of Master Plan.
2. The Lower Township Solicitor has requested that the Planning Board consider the NJDOT letter, dated June 12, 2014, offering the first option to purchase part of the Route 109 State R.O.W; east side of the end of the Garden State Parkway close to the intersection with Ocean Drive.

C. OLD BUSINESS:

3. Amended site plan & hardship variance applications to close driveway between the subject property and Lot 11.01 as per Court Order & delineate 29 on-site parking spaces, to create an outdoor storage area. Hardship variance needed for landscape buffer - State Highway right-of-way and to adjoining property, submitted by C & J, LLC & Ware Partnership for the location known as Block 793, Lot 11.02, 795 Route 109. (SP 14-2) CONTINUED UNTIL THE AUGUST 21, 2014 MEETING AT THE APPLICANT'S REQUEST.
4. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage & width, submitted by Scott Peter for the location known as Block 535, Lots 36-42, 2, 2A & 4 Racetrack Drive, North Cape May. (SUB 1419)

D. NEW BUSINESS:

5. Dune review & minor site plan application to have a seasonal beach bar consisting of a 8 x 36 deck, a 2 x 36 shed, a 2 x 36 fabric canopy, a 35 square foot deck and a 60' wide rollout walkway, submitted by Achristavest Pier 6600, LLC for the location known as Block 710.01, Lot 1-12.02 & Block 710.01, Lots 1.01-1.03, 9701 Atlantic Avenue, Diamond Beach. (DUNE 14-3)