

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for November 12, 2015 - 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. Preliminary & final site plan & hardship variance applications for Phase I - to modify approved site plan for an existing marina and restaurant, to clarify the approved outside "service" bar and to add more seating and update the site plan approval to be consistent with as-built conditions regarding previous approval. Phase II - modification to dock configuration only. Hardship variances needed for more than one (1) enterprise sign and larger than permitted informational sign greater than two (2) sq. ft., submitted by Cape Harbor Enterprises, Inc., for the location known as Block 822.03, Lot 8, 954 Ocean Drive. (SP 15-2) WAS CONTINUED UNTIL THE DECEMBER 10, 2015 MEETING.
2. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage & width, submitted by Paul Merrick for the location known as Block 806, Lot 3, 14 Shawcrest Road. (SUB 1424A) WAS CONTINUED UNTIL THE JANUARY 21, 2016 MEETING AT THE APPLICANT'S REQUEST.

C. NEW BUSINESS:

3. Dune site plan review application to construct additions to an existing single family dwelling, submitted by Dr. John & Mrs. Ann Stanoch for the location known as Block 164.02, Lot 1.05, 11 Delaware Bay Drive, Villas. (Dune 15-5)
4. Satisfaction of Board conditions; submittal of architectural plans for review and approval by the Board, Dune review site plan application was approved on October 18, 2012, submitted by Sandra McAdams for the location known as Block 319, Lot 1.04, 11 Beach Avenue, Villas. (Dune 07-6-B)