

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP PLANNING BOARD

WORK SESSION: January 16, 2014 - 7:PM

Submitted for January 23, 2014 - 7:00 PM

### A. MEETING CALLED TO ORDER

Election of Chairman, Vice-Chairman, Board Secretary, Recording Secretary; Appointment of Solicitor and Engineer; Minor Subdivision Committee; Confirmation of Meeting Dates.

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

Approval of resolutions concerning applications heard on November 21, 2013:

Welsh/Seashore Campsites: Block 501, Lots 9.03 & 9.04  
Board of Fire Commissioners of District No. 3: Block 410.01, Lot 37.01

### B. DISCUSSION ONLY:

1. Re-examination of Master Plan.
2. Discussion, review and approval of Township Council Resolution determining the Cape May County Industrial Park, Industrial and Airport Hazard Zoning Districts, to be an area in need of rehabilitation.

### C. OLD BUSINESS:

3. Preliminary & final site plan & hardship variance application for a commercial marina, seafood sales & kayak rentals (approval of existing site conditions.) Hardship variances needed for lot area, lot width & frontage, minimum storage; signage, maximum number, area, height and location & front yard setback, submitted by H & H Fisheries, LLC, for the location known as Block 822.03, Lot 7.02, 956A Ocean Drive. (SP 11-9-A)
4. Minor subdivision application for the creation of two (2) newly described lots, submitted by David & Ruth Church for the location known as Block 410.01, Lots 29.03, 24.03 & 27, Seashore Road. (SUB 1410)

D. NEW BUSINESS:

5. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variance needed for front yard setback, submitted by Pacific Diamond Beach, LLC, for the location known as Block 708, Lot 17-20, 9701 Pacific Avenue, Diamond Beach. (SUB 1413)