

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for December 10, 2015 - 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 November 12, 2015:

Stanoch: Block 164.02, Lot 1.05

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)
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. Preliminary & final subdivision & hardship variance applications for the creation of ten (10) newly described lots. Hardship variance needed for lot frontage, width, depth, setbacks for existing structures (front, gross floor area & accessory side yard), 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 UNTIL THE JANUARY 21, 2016 MEETING AT THE APPLICANT'S REQUEST.**