

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for December 11, 2014 - 7:00 PM

A. MEETING CALLED TO ORDER

Pledge of Allegiance

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

B. DISCUSSION ONLY:

1. Re-examination of Master Plan.

C. OLD BUSINESS:

2. Preliminary & final site plan, hardship variance & permit where lot does not abut a street applications for a parking lot, an entrance structure with kiosk and a picnic gazebo. Hardship variance needed for driveway setback, submitted by The Nature Conservancy for the location known as Block 753.01, Lot 25.01, 25.02, 26 34.02 & 40, Seashore Road, South of Canal.

C. NEW BUSINESS:

3. Minor subdivision application for the creation of three (3) newly described lots, submitted by H & H Two Mile, LLC, for the location known as Block 820, Lot 2.01, Bayview Drive, Diamond Beach. CONTINUED UNTIL THE JANUARY 22, 2015 MEETING AT THE APPLICANT'S REQUEST.

4. Preliminary & final site plan, dune review and hardship variance applications to construct a 6th floor on an existing hotel for 20 hotel units. Two units are proposed to be added to an existing laundry and fitness area for a total of 22 hotel units. A 693 sq. ft. 3rd floor addition is proposed to be added to the eastern facade of the building to accommodate laundry, fitness and meeting rooms. The existing bulkhead is proposed to be relocated 70' eastward to accommodate additional parking spaces for the expansion. Hardship variances are needed for number of parking spaces, parking landscaping/buffering & number, height and size of signs, submitted by Achristavest Pier 6600, LLC, for the location known as Block 710.01, Lot 1-12.02, 9601 Atlantic Avenue. DB (14-6)
5. Dune review site plan & hardship variance applications to construct a single family dwelling encroaching into the front yard setback, submitted by Kathleen Arena for the location known as Block 319, Lot 1.02, 7 Beach Avenue, Villas. (Dune 14-5)