

# TOWNSHIP OF LOWER

REVISED

12-12-19

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP PLANNING BOARD

Submitted for December 12, 2019 - 6:00 PM

### A. MEETING CALLED TO ORDER

Recital of the Open Public Meetings Act & roll call

Pledge of Allegiance

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

Approval of resolutions concerning applications heard on November 14, 2019:

Cape May Brewing, LLC: Block 410.01, Lot 36

### B. DISCUSSION ONLY:

#### 1. MLUL Article 12. Reexamination of Municipal Plans and Regulations.

Subject to N.J.S.A. 40:55D-89 Periodic examination the Lower Township Planning is conducting a general re-examination of the Lower Township Master Plan and development regulations. The Plan Board intends to re-exam the Master Plan and Land Use Development regulations including the following areas.

- A. The GB Zoning District along the Route 109 curve.
- B. The R-1 & R-2 Zoning District requirement for driveway six (6) foot setback.
- C. The R-B Zoning District owner occupancy requirement.
- D. Addition of a "horse exception" in all Zoning Districts to include:
  1. One (1) horse per acre
  2. 40' setback to property line and structures on the lots
- E. Public electric vehicle charging infrastructure

C. OLD BUSINESS:

2. Revised site plan & hardship variance applications to remove the existing pool and spa and construct a second floor deck with an infinity pool and an area for a temporary event tent. Variances needed for number of parking spaces and number, height & size of signs, submitted by Achristavest Pier 6600, LLC for the location known as Block 710.01, Lot 1, 9601 Atlantic Avenue, Diamond Beach. (SP 14-6-A)
3. Dune site plan review & hardship variance applications to demolish the existing single family dwelling and construct a new single family dwelling on a lot deficient in lot frontage & width and encroaching into the side yard setbacks, submitted by Timothy & Carole Daly for the location known as Block 138, Lot 7, 310 Millman Lane, Villas. (DUNE 19-2-A)

D. NEW BUSINESS:

4. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot frontage, width and encroaching into the front yard setback, submitted by Thomas Beeby for the location known as Block 503.01, Lot 17.01, 813 Shunpike Road. (SUB 1463)
5. Minor subdivision & hardship variance application for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage, width & encroaching into the side yard setback, submitted by ARA Enterprises, LLC for the location known as Block 92, Lots 27-30, 39 East Atlantic Avenue, Villas. (SUB 1464)
6. Minor site plan application for a beauty salon, submitted by 3018 Bayshore, LLC for the location known as Block 494.01, Lot 6.02, 3018 Bayshore Road, North Cape May. (SP 19-3)
7. Extension of site plan approval, submitted by Achristavest Pier 6600, LLC for the location known as Block 710.01, Lot 1, 9601 Atlantic Avenue, Diamond Beach. (SP 14-6-B)