

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP PLANNING BOARD

Submitted for February 20, 2014 - 7:00 PM

### A. MEETING CALLED TO ORDER

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

Approval of resolution concerning applications heard on January 23, 2014:

Church: Block 410.01, Lots 29.03, 24.03 & 27  
Pacific Diamond Beach, LLC: Block 708, Lots 17-20

### B. DISCUSSION ONLY:

1. Re-examination of Master Plan.

### C. OLD BUSINESS:

2. 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)

### D. NEW BUSINESS:

3. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage & width, submitted by Martin Wilson, Trust, Karen Wilson Trust, Sharon Wilson, Trustee for the location known as Block 529, Lots 1.02 & 9, 501 Clubhouse Drive & 505 Clubhouse Drive, North Cape May. (SUB 1414)

4. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot area, depth & rear yard setback, submitted by Robert Salasin for the location known as Block 386, Lots 47, 49 & 52, 400 2<sup>nd</sup> Avenue, Villas. (SUB 1415)