

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for April 18, 2013 - 7:00 PM

A. MEETING CALLED TO ORDER

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

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

Litton: Block 498, Lot 10

Cape Atlantic Energy, LLC: Block 410.01, Lot 83 & 97.01

B. DISCUSSION ONLY:

1. CLOSED SESSION: to discuss pending litigation regarding Cape Harbor vs H & H Fisheries, LLC.
2. Discussion, review & approval of the amended Flood Plain Ordinance of the Township of Lower General Ordinance, Chapter 351.

C. OLD BUSINESS:

3. Dune review & hardship variance applications to demolish an existing six (6) unit residential structure and construct a duplex on a lot deficient in lot area, depth, encroaching into the front yard setback and exceeding allowed height, submitted by 201 West St. Johns Avenue, LLC., for the location known as Block 35, Lots 1.01 & 1.02, 201 West St. Johns Avenue, Villas. (Dune 13-1)

D NEW BUSINESS:

4. 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) **IN COMPLIANCE WITH THE COURT'S ORDER, THIS APPLICATION IS TENTATIVELY SCHEDULED TO BE HEARD BY THE PLANNING BOARD AT THE MAY 16, 2013 LOWER TOWNSHIP PLANNING BOARD'S REGULAR MEETING**
5. Minor site plan application to construct a 50 x 80 food pantry and thrift shop with a 12 x 30 breezeway to be construct at a future time, submitted by Seashore Church of the Nazarene for the location known as Block 410.01, Lot 14, 446 Seashore Road. (SP 13-4)
6. Dune review & hardship variance applications to reconstruct a single family dwelling. Hardship variances needed for lot area, frontage, width, front, side and rear yard setbacks, building height & accessory use building coverage, submitted by Lawrence & Barbara Wind, for the location known as Block 115, Lot 3, 97 Millman Lane, Villas. (Dune 11-5-A)
7. Minor site plan application to construct a produce stand - Shine on Me Farms, submitted by Garrett Welsh, for the location known as Block 501, Lot 9.03, 716 Seashore Road. (SP 13-5)
8. Courtesy application for an eight (8) foot fence surrounding proposed solar panels at the Maud Abrams, Sandman Consolidated and Mitnick Schools.