

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for April 21, 2016 - 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 February 18, 2016:

Rutherford: Block 791, Lots 6.01 & 6.06

Shoemaker: Block 533.01, Lots 52-55 & Block 533.01, Lots 45-55

CLOSED SESSION: To discuss current litigation; H & H Fisheries, LLC vs Cape Harbor Enterprises, Inc. And the Lower Township Planning Board.

B. DISCUSSION ONLY:

1. Discussion of Annual Variance Report.

C. OLD BUSINESS:

2. Final subdivision application for the creation of ten (10) newly described lots. (Preliminary subdivision and hardship variance needed for lot frontage, width, depth, setbacks for existing structures (front, gross floor area & accessory side yard) was approved at the February 18, 2016 meeting), 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 INDEFINITELY. ACTION MAY BE TAKEN BY THE BOARD.**
3. Preliminary & final site plan and hardship variance applications to construct a 26 space parking lot. Hardship variance needed for lot frontage, submitted by The Nature Conservancy for the location known as Block 753.01, Lot 25.02, East of Railroad, South of Canal. (SP 15-6) **CONTINUED TO THE MAY 19, 2016 MEETING AT THE APPLICANT'S REQUEST.**