

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for May 15, 2014 - 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 April 17, 2014:

Mister X, LLC: Block 552, Lots 15-19

B. DISCUSSION ONLY:

1. Discussion of general re-examination of the Master Plan, April 14, 2011, R-4 District, page 9, "Most of the land area west of Park Blvd. is environmentally sensitive and should be re-zoned to Conservation." Discussion of removal of this language from the Master Plan. Re-examination Report.

2. Re-examination of Master Plan.

C. NEW BUSINESS:

3. Minor subdivision application for the creation of two (2) newly described lots, submitted by Nickolay Iliev for the location known as Block 44, Lots 6-10, 612 East Jacksonville Avenue, Villas. (SUB 1418)

4. Amended site plan & hardship variance applications to close driveway between the subject property and Lot 11.01 as per Court Order & delineate 29 on-site parking spaces, to create an outdoor storage area. Hardship variance needed for landscape buffer - State Highway right-of-way and to adjoining property, submitted by C & J, LLC & Ware Partnership for the location known as Block 793, Lot 11.02, 795 Route 109. (SP 14-2)
WAS CONTINUE UNTIL THE JUNE 19, 2014 AT THE REQUEST OF THE APPLICANT.

5. Minor subdivision & hardship variance applications for the creation of three (3) newly described lots. Hardship variances needed for lot area, frontage & width, submitted by Scott Peter for the location known as Block 535, Lots 36-42, 2, 2A & 4 Racetrack Drive, North Cape May. (SUB 1419)