

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP PLANNING BOARD

Submitted for September 19, 2013 - 7:00 PM

A. MEETING CALLED TO ORDER

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

B. DISCUSSION ONLY:

0. Discussion of Alternate Public Hearing Date for H & H Fisheries, LLC; suggested alternative date, Thursday, October 24, 2013.
1. Discussion and approval of Senate and General Assembly State Law allowing the elevation of structures to the minimum FEMA Base Flood Elevations without variances.
2. Discussion of proposed Wildwood Water Utility elevated water tank storage facility in Diamond Beach. Recommendation request from Lower Township Mayor & Council. (SP 13-8)
3. Re-examination of Master Plan.

C. OLD 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)

D. NEW BUSINESS:

5. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot frontage, width & side yard setbacks, submitted by Raymond & Barbara Hober & Dennis & Pamela Cluff for the location known as block 750, Lots 3.01 & 4, 692 & 694 Soes Lane, South of Canal. (SUB 1406)

6. Minor subdivision application for the creation of two (2) newly described lots, submitted by Southern Shore Development, LLC, for the location known as Block 494.01, Lot 1.06, 1A Shawmount Avenue, Villas. (SUB 1407)
7. Minor subdivision & hardship variance applications for the creation of three (3) newly described lots. Hardship variances needed for flag lot area, frontage, width & depth, submitted by Darrell & Linda Kopp for the location known as Block 751, Lots 11.01 & 11.04, 1022 & 1028 Batts Lane, South of Canal. (SUB 1408)
8. Minor subdivision & hardship variance applications for the creation of tow (2) newly described lots. Hardship variances needed for lot area, frontage & width, submitted by Randall & Janet Bevan & Daniel Meissler, Sr., for the location known as Block 708, Lots 31 & 32, 224 & 226 E. Rochester Avenue, Diamond Beach. (SUB 1409)