

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## NOTICE OF DECISION

### Lower Township Planning Board

The Lower Township Planning Board, at a regularly scheduled meeting held on May 19, 2016 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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, was continued until the June 16, 2016.
2. 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, was conditionally approved.
3. Minor site plan & hardship variance applications renovate an existing restaurant, hardship variances needed for front yard setback, exceeding building coverage, sign size and location, submitted by JED Enterprises, LLC for the location known as Block 655, Lots 6, 9 & 23-27, 3832 Bayshore Road, was conditionally approved.
4. Final site plan application for 12 residential units (8 units in Phase 8B & 4 units in Phase 9), submitted by Harbourtown Resort Marina, Inc. (Canyon Club) for the location known as Block 823, Lot 3.01, Ocean Drive, was conditionally approved.

Copies of each determination of resolution of the Board will be filed in the Planning and Zoning Office and will be available for inspection by the public.

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William J. Galestok, PP,AICP  
Director of Planning