

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 October 15, 2015 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Preliminary & final site plan & hardship variance applications for Phase I - to modify approved site plan for an existing marina and restaurant, to clarify the approved outside "service" bar and to add more seating and update the site plan approval to be consistent with as-built conditions regarding previous approval. Phase II - modification to dock configuration only. Hardship variances needed for more than one (1) enterprise sign and larger than permitted informational sign greater than two (2) sq. ft., submitted by Cape Harbor Enterprises, Inc., for the location known as Block 822.03, Lot 8, 954 Ocean Drive, was continued until the November 12, 2015 meeting.
2. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage & width, submitted by Paul Merrick for the location known as Block 806, Lot 3, 14 Shawcrest Road, was continued until the January 21, 2016 meeting.
3. Preliminary & final site plan and hardship variance applications to relocate beach bar onto portion of the parking lot during the off season (October to April). Hardship variances needed for number of parking spaces, parking-landscape/buffer & number, height and size of signs, submitted by Achristavest Pier 6600 for the location known as Block 710.01, Lot 1, 9601 Atlantic Avenue, was WITHDRAWN AT APPLICANT'S REQUEST.

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.

William J. Galestok, PP,AICP
Director of Planning