

# 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 April 19, 2018 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Extension of site plan approval for the continued use of the concession trailer, submitted by William E. Bright for the location known as Block 795, Lot 154.01, 1044 W. Rio Grande Avenue, a three (3) year extension was approved.
2. Minor subdivision & hardship variance applications for the creation of two newly described lots. Hardship variance request for an existing side yard setback encroachment, submitted by Blair Hansen & Harold & Bonnie Matthews for the location known as Block 500.01, Lots 21.02 & 21.06, 614 Seashore Road & 6 Ernest Winfield Drive, was conditionally approved.
3. Minor site plan application to remove three sheds, a portion of deck, a masonry building and two-story framed buildings and construct a 647 square foot addition and 2,390 square foot building and relocate existing cooler, submitted by H & H Two Mile, LLC for the location known as Block 820, Lots 2.01 & 4.02, 1 Fish Dock Road, was conditionally approved.
4. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage, width, front & side yard setbacks, submitted by Septimiu Pastiu for the location known as Block 286, Lots 71-74, 92 Pinetree Drive, was conditionally approved.
5. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage, width, depth and side yard setback, submitted by Joan Casale for the location known as Block 751, Lot 15, 1019 Shunpike Road, was conditionally approved.

6. Minor site plan application for a micro-brewery with outdoor seating at the North Cape May Shopping Center, submitted by Gusto Brewing Company, LLC for the location known as Block 690, Lot 1.01, 3860 Bayshore Road, was conditionally approved.
7. The following resolutions concerning application heard on March 15, 2018, was approved:

Achristavest: Block 699, Lots 3-15.01

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