

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## NOTICE OF DECISION

### Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on September 3, 2015 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use variance & minor site plan applications to reconstruct a building destroyed by fire for an auto parts shop, submitted by Macum Corporation for the location known as Block 749, Lots 6 & 1.07, 1024 Shunpike Road, was conditionally approved.
2. Interpretation & hardship variance applications to determine if lots have merged and/or hardship variance to construct a single family dwelling on a lot deficient in lot area, frontage & width, submitted by Mister X, LLC, for the location known as Block 525, Lots 11-16, 3-5 Delair Road, was continued until the October 1, 2015 meeting at the applicant's request.
3. Use & hardship variances & minor subdivision applications to subdivide an existing residential structure and commercial structure so that each is located on a separate lot. Hardship variance needed for lot area, frontage & width, submitted by John McKeon for the location known as Block 132, Lots 17, 18.01, 18.03, 19 & 20, 5 West Atlantic Avenue, was conditionally approved contingent upon the applicant submit a minor site plan application to the Board for the proposed parking area.
4. Hardship variance application to construct a 12 x 24 rear addition encroaching into the rear yard setback and exceeding the allowed building coverage, submitted by Rosalie Cesarini for the location known as Block 496.26, Lot 9, 4 Thistle Lane, was conditionally approved.
5. Use variance application to convert an existing building into a single family dwelling and construct a covered deck, submitted by John McKeon for the location known as Block 109, Lot 1.01, 1.02, 2 & 3, 1224 Bayshore Road, was conditionally approved.

6. Hardship variance application to construct a detached garage taller and closer to the house than permitted, submitted by David Perry for the location known as Block 512.05, Lot 2969, 410 Baywyn Road, was conditionally approved.
7. Hardship variance application to construct a screen porch encroaching into the front yard setback and exceeding allowed building coverage, submitted by Robert Condo for the location known as Block 361, Lot 12, 8 Poplarwood Avenue, was conditionally approved.
8. The following resolutions concerning applications heard on August 6, 2015, were approved:

Four: Block 349.08, Lot 5

Craven: Block 661, Lot 14

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