

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for March 21, 2013 - 7:00 PM

A. MEETING CALLED TO ORDER

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

Approval of resolutions concerning applications heard on February 21, 2013:

H & H Two Mile, LLC: Block 820, Lots 2.01 & 4.01
Achristavest Pier 6600, LLC, Block 710.01, Lots 1-12.02 &
Block 710.02, Lots 1.01 & 1.03

B. DISCUSSION ONLY:

1. Discussion of Annual Variance Report.
2. Discussion of height of structures in the response to the new Advisory Base Flood Elevations (ABFEs).

C. OLD BUSINESS:

3. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variance needed for failure to abut a street, submitted by Ryan & Amy Litton for the location known as Block 498, Lot 10, 720 Shunpike Road.
4. Preliminary & final site plan and hardship variance applications to create a solar farm. Hardship variance application needed for lot frontage & front yard setback, submitted by Cape Atlantic Energy, LLC, for the location known as Block 410.01, Lots 83 & 87.01, 470 Shunpike Road (45 Mimosa Drive, Rio Grande.) (SP 13-3)

D. NEW BUSINESS:

5. Dune review & hardship variance applications to demolish an existing six (6) unit residential structure and construct a duplex on a lot deficient in lot area, depth, encroaching into the front yard setback and exceeding allowed height, submitted by 201 West St. Johns Avenue, LLC., for the location known as Block 35, Lots 1.01 & 1.02, 201 West St. Johns Avenue, Villas. (Dune 13-1) CONTINUED UNTIL THE APRIL 18, 2013 DUE TO DEFICIENT NOTICE.