

# 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 March 21, 2013 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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, was conditionally approved.
2. 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.), was conditionally approved.
3. 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, was continued until the April 18, 2013 meeting due to deficient notice.
4. The following resolutions concerning applications heard on February 21, 2013 were approved:

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

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