

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for November 6, 2014 - 7: PM

A. MEETING CALLED TO ORDER

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

Approval of resolution concerning applications heard on October 2, 2014:

Van Mourik: Block 416, Lot 1.10

Lilly/Hunt: Block 227, Lots 1-4

B. DISCUSSION ONLY:

1. Discussion of Hatch Mott MacDonald letter dated September 20, 2014: Amusement Partnership, USA, Block 510, Lots 18 & 8.01.

C. NEW BUSINESS:

2. Use variance & minor site plan applications to relocate a historic barn and convert into a micro-brewery at Cold Spring Village, submitted by HSCV Foundation for the location known as Block 505, Lot 13.02, 720 Seashore Road. (ZBA 3309)
3. Hardship variance application to construct a 12 x 24 sunroom encroaching into the rear yard setback and exceeding allowed building coverage, submitted by Paul & Marilyn Calamita for the location known as Block 708, Lot 12, 213 East Memphis Avenue, Diamond Beach. (ZBA 3310) CONTINUED UNTIL THE DECEMBER 4, 2014 MEETING DUE TO DEFICIENT NOTICE.
4. Interpretation & use variance applications to utilize the existing detached garage apartment, submitted by Lisa Crugnola for the location known as Block 116, Lots 12 & 13, 232 Bay Avenue, Villas. (ZBA 3311)

5. Use variance application to construct a professional medical office building with accessory off-street parking, submitted by Cape Regional Holdings, LLC, for the location known as Block 629 & Block 630, various lots, 3806 & 3816 Bayshore Road, NCM. (ZBA 3312)
6. Hardship variance application to construct an addition encroaching into the front & side yard setbacks and exceeding allowed building coverage, submitted by Robert Wilburn for the location known as Block 755, Lot 2.02, 806 Farmstead Avenue, South of Canal. (ZBA 3313)
7. Certificate of non-conforming use application to certify an existing detached duplex, submitted by Shaula Woehlcke for the location known as Block 141, Lot 17, 129 Pennsylvania Avenue, Villas. (ZBA 3314)
8. Hardship variance application to construct an addition encroaching into the side yard setbacks, submitted by Ross Hartley for the location know as Block 223, Lot 10, 20 Maryland Avenue, Villas. (ZBA 3315)