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 June 2, 2016 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use & hardship variances and minor site plan applications to demolish an existing building and construct a new 1,500 sq. ft. building. Hardship variances needed number of signs, size of signs and signs not permitted, submitted by Dolphin Dock, LLC & Miss Chris Dock, LLC, for the location known as Block 764, Lots 32-45 & Block 766, Lots 9-22 & 23.01, 1218 Wilson Drive, was conditionally approved.

2. Use & hardship variance & preliminary & final site plan applications to demolish the existing restaurant and construct a new 29 seat Dunkin Donuts with a drive-thru lane and an outdoor seating area. Hardship variances needed for sign area, number of signs and front yard setback for sign, submitted by Cape May Food Group, LLC, for the location known as Block 494.54, Lot 1, 3704 Bayshore Road, was conditionally approved.

3. Use & hardship variance applications to demolish an existing single family dwelling and construct a duplex on a lot deficient in lot area, submitted by William Massaro for the location known as Block 764, Lots 50 & 51, 1198 Wilson Drive, was conditionally approved.

4. Use & hardship variance applications to demolish existing single family dwellings and construct a new single family dwelling on a lot deficient in lot area, submitted by Robert Penza for the location known as Block 764, Lots 46 & 47, 1202 Wilson Drive, was conditionally approved.

5. Use & hardship variance applications to demolish two existing single family dwellings and construct a new single family dwelling on a lot deficient in lot area, submitted by Michael Penza for the location known as Block 764, Lots 48 & 49, 1200 Wilson Drive, was conditionally approved.

6. Extension of hardship variance application. Original approval granted by the Board on May 3, 2007, submitted by Victorian Charm Development Co. for the location known as Block 234, Lot 1, 400 Rose Lane, was approved for an additional three years.

7. Use variance application to demolish an existing duplex and construct a new single family dwelling with another existing single family dwelling on the lot in the General Business zone, submitted by Ryan & Leigh Douglass for the location known as Block 741.04, Lot 13.01 & 13.02, 682 Petticoat Creek Lane, was conditionally approved.

8. The following resolutions concerning applications heard on May 5, 2016, were approved:

   Church: Block 410.18, Lot 3

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