

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for August 4, 2011 - 7: PM

A. MEETING CALLED TO ORDER

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

B. NEW BUSINESS:

1. Use & hardship variance & minor subdivision applications for the creation of two newly described lots. Use variance needed to allow residential use in GB-II zone. Hardship variances needed for lot area, frontage & width, submitted by Bernard Dera for the location known as Block 334.13, Lots 1.01 & 2.01, 2304 Bayshore Road, Villas. (ZBA 3232 & SUB 1388)
2. Hardship variance application to construct an addition encroaching into the front yard setback, submitted by Tom & Judy Meier for the location known as Block 592, Lot 7, 1400 Washington Blvd., North Cape May. (ZBA 3233)
3. Interpretation that Lots 22 & 23 are not merged, submitted by Elizabeth O'Neil, Mary Ann Boudreau & Patty Hull for the location known as Block 747.02, Lots 22 & 23, 704 Foster Avenue, South of Canal. (ZBA 3234)
4. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage, width & depth, encroaching into the front, side & rear yard setbacks and exceeding allowed building coverage, submitted by Elizabeth O'Neil, Mary Ann Boudreau & Patty Hull for the location known as Block 747.02, Lot 22, 704 Foster Avenue, South of Canal. (ZBA 3235)
5. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage, width & depth, encroaching into the front, side & rear yard setbacks and exceeding allowed building coverage, submitted by Elizabeth O'Neil, Mary Ann Boudreau & Patty Hull for the location known as Block 747.02, Lot 23, 704 Foster Avenue, South of Canal. (ZBA 3236)

6. Hardship variance application to construct an addition encroaching into the rear yard setback, submitted by Paul A. & Linda M. Dressic for the location known as Block 31, Lots 25 & 26, 323 East Jacksonville Avenue, Villas. (ZBA 3237)