

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 September 6, 2012 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Hardship variance application to construct a front porch encroaching into the front yard setback, submitted by Andrew Hawthorne for the location known as Block 51, Lot 5, 308 East St. Johns Avenue, was conditionally approved.
2. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width, submitted by Bernard Dera for the location known as Block 538, Lots 26 & 27, 34 Adelpia Road, was conditionally approved.
3. Hardship variance application to construct a roof over a portion of a second floor deck encroaching into the front yard setback, submitted by Michael & Christine Coughlin for the location known as Block 566, Lot 4, 1605 Browning Avenue, was conditionally approved.
4. Use & hardship variances & minor site plan applications for a restaurant/coffee shop café/ice cream parlor & retail space in an existing commercial space. Variances needed for number of uses, signs & parking, submitted by Thomas W. Grookett for the location known as Block 700.01, Lot 3, 9601 Atlantic Avenue, was conditionally approved.
5. Certificate of non-conforming use for the continued use of the existing two residential units on the property, submitted by Russell & Ursel Yeager for the location known as Block 238., Lot 6, 19 Rose Lane, was conditionally approved.
6. The following resolutions concerning applications heard on August 2, 2012, were approved:

Scott: 537, Lots 30-32

Jackson: Block 497.08, Lot 5

Family Promise of Cape May County, Inc.: Block 494.03, Lot 19.05

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