

REVISED (a)
10-1-20

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for October 1, 2020 - 6: PM

A. MEETING CALLED TO ORDER

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

Approval of resolution concerning applications heard on August 6, 2020:

REVISED - Lower Township MUA: Block 410.01, Lot 43

Approval of resolutions concerning applications heard on September 3, 2020:

- Island West Development, LLC: Block 697, Lots 3-7
- Wind: Block 27, Lot 27
- Cape Real Estates Developers, LLC: Block 765, Lots 10, 12, 14-25
- Wilson/Behr Brewing: Block 450, Lot 36.01

B. OLD BUSINESS:

1. Use & variance and preliminary & final site plan applications to utilize the existing buildings and properties as a site for MAC's Historic/Educational tours. Variances needed for lot width, front & side yard setbacks, accessory building at back and parking, submitted by Mid-Atlantic Center for the Arts for the location known as Block 752.01, Lots 40 & 41, 1017-1019 Batts Lane, South of Canal. (ZBA 3480)
 2. Use variance application to allow a self-storage facility, submitted by Cape May Storage, LLC for the location known as Block 749, Lots 1.07 & 6, 1024 Shunpike Road, South of Canal. (ZBA 3482)
 3. Use & variance applications to construct a 60 x 27 addition to an existing clubhouse on a lot deficient in lot frontage, submitted by Bayshore Sportsman Club, Inc., for the location known as Block 410.01, Lots 67 & 65.04, 315 Arizona Avenue, Villas. (ZBA 3486)
- CONTINUED UNTIL THE NOVEMBER 5, 2020 MEETING AT THE APPLICANT'S REQUEST.

4. Use variance & preliminary and final site plan applications to construct a 145' tall wireless communication monopole with a 5' lightning rod and an equipment compound and equipment, not meeting the height requirement, submitted by New Cingular Wireless PCS, LLC d/b/a AT& T Mobility for the location known as Block 410.01, Lot 36.01, Breakwater Road, Airport. (ZBA 3487) CONTINUED UNTIL THE NOVEMBER 5, 2020 MEETING AT THE APPLICANT'S REQUEST.

- C. NEW BUSINESS:

5. Hardship variance application to construct a 10 x 18 porch encroaching into the front yard setback, submitted by Michael Perry for the location known as Block 630, Lot 8, 401 Howland Avenue, North Cape May. (ZBA 3488)

6. Hardship variance application to construct a 14 x 34 rear addition exceeding the allowed building coverage, submitted by Pasquale & Cheryl Colleluori for the location known as Block 372, Lots 7 & 8, 121 Village Road, Villas. (ZBA 3489)

7. Use variance application to expand a duplex, submitted by Linda & Fenton Breithaupt for the location known as Block 227, Lot 15-17, 129 Cardinal Avenue, Villas. (ZBA 3490) CONTINUED UNTIL THE NOVEMBER 5, 2020 MEETING AT THE APPLICANT'S REQUEST.

8. Extension of hardship variance approval, submitted by N L Martucci Properties, LLC for the location known as Block 140, Lots 7 & 8, 245 Pennsylvania Avenue, Villas. (ZBA 3199B)

9. Hardship variance application to construct a 12 x 14 sunroom encroaching into the rear yard setback, submitted by Don & Ann Marie Papa for the location known as Block 494.01, Lot 27.28, 2704 Bybrook Drive, Villas. (ZBA 3491)