

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for November 1, 2012 - 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 4, 2012:

Crane: Block 542, Lots 60-62
Hill: Block 433, Lot 14.02
Randazzo: Block 499.01, Lot 18

B. OLD BUSINESS:

1. Hardship variance application to construct an addition to an existing single family dwelling encroaching into the side yard setback, submitted by Samuel & Kimberly Downes for the location known as Block 499.01, Lot 4.02, 683 Townbank Road, North Cape May. (ZBA 3260)
2. Hardship variance application to demolish the existing single family dwelling and construct a new single family dwelling on a lot deficient in lot area, frontage, width & encroaching into the side yard setbacks, submitted by Richard Hill for the location known as Block 433, Lot 14.02, 629 Breakwater Road. (ZBA 3262)

C. NEW BUSINESS:

3. Use variance & preliminary & final site plan application to remove two existing buildings and construct a 50 x 100 building in same area and construct an 18 x 60 addition to the existing welding shop building, submitted by David & Donna Burkhardt for the location known as Block 496.01, Lots 11.04 & 11.05, 254 Fishing Creek Road. (ZBA 3264)

4. Use variance & preliminary & final subdivision applications for the creation fo 20 newly described lots. Use variance needed to allow single family dwelling in a GB zone, submitted by Cape Realty Advisors, LLC for the location known as Block 495.01, Lot 13, 115 Breakwater Road. (ZBA 3265 & SUB 1401)
5. Certificate of non-conforming use for the continued use of the existing two residential units on the property, submitted by Michael Rourke for the location known as Block 93, Lots 13-15, 126-128 East Delaware Parkway, Villas. (ZBA 3266)