REVISED
11-21-14

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251

Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for December 4, 2014 - 7: PM

A. MEETING CALLED TO ORDER

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

Approval of resolution concerning applications heard on November 6, 2014:

HSCV Foundation: Block 505, Lot 13.02
Crugnola: Block 116, Lots 12 & 13
Cape Regional Holdings, LLC: Block 629 & Block 630, Lots various
Wilburn: Block 755, Lot 2.02
Woehlcke: Block 141, Lot 17
Hartley: Block 223, Lot 10

B. DISCUSSION:

1. CLOSED SESSION: to discuss a personal matter of membership on the Board.

C. OLD BUSINESS:

2. Hardship variance application to construct a 12 x 24 sunroom encroaching into the rear yard setback and exceeding allowed building coverage, submitted by Paul & Marilyn Calamita for the location known as Block 708, Lot 12, 213 East Memphis Avenue, Diamond Beach. (ZBA 3310)

D. NEW BUSINESS:

3. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage, width, encroaching into the side yard setbacks and exceeding allowed building coverage and construct a detached garage exceeding allowed building coverage, submitted by Bernard Dera for the location known as Block 742.04, Lot 2, 720 Townbank Road. (ZBA 3316)

4. Hardship variance application to demolish an existing single family dwelling and construct a new single family dwelling on a lot deficient in lot area, frontage, width, and encroaching into the front & side yard setbacks, submitted by Mike & Sue Carrocino for the location known as Block 587, Lot 10, 315 Beach Drive, NCM. (ZBA 3317)

5. Use variance application to construct a four (4) car garage with an apartment, submitted by CW TY, LP for the location known as Block 748, Lot 6.01, 574 New England Road, South of Canal. (ZBA 3318)