

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for January 3, 2019 - 7: PM

A. MEETING CALLED TO ORDER

RE-ORGANIZATION MEETING:

Election of Chairman, Vice-Chairman, Board Secretary, Recording Secretary; Appointment of Solicitor and Engineer, Confirmation of Meeting Dates

Approval of Annual Variance Report and adoption of Resolution #19-8-ZBA subject to MLUL 40:55D-71.1.

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

Approval of resolutions concerning applications heard on December 6, 2018:

Boyle: Block 69, Lots 1-4, Block 110, Lot 6 & Block 1, Lot 2
Carino/Wenger: Block 129, Lot 1

B. OLD BUSINESS:

1. Use variance application to allow an office building and public storage facility, submitted by TB Storage, LLC for the location known as Block 499.01, Lot 23.01, 24.01 & 26.03, 669 Townbank Road. (ZBA 3431)
2. Technical final major subdivision application for the creation of six (6) newly described lots. Preliminary approval was approved on November 1, 2018. Use variance previously approved for residential use in a General Business zone on September 6, 2018. Submitted by Mark Platzer for the location known as Block 820, Lot 2.05, 8100 Bayview Drive, Diamond Beach. (ZBA 3428A & SUB 1452)

3. Use & hardship variance applications to convert the 2nd floor of a detached garage into a bedroom and bathroom. Variances needed for front & side yard setbacks, submitted by Lawrence & Barbara Ann Wind for the location known as Block 115, Lot 3, 97 Millman Lane, Villas. (ZBA 3433)
4. Use variance application to allow 21 single family dwellings in the Conservation and R-3 Zone, submitted by Marcello Mogavero for the location known as Block 494.01, Lot 28, 10 Shawmount Road, Villas. (ZBA 3436)
- C. NEW BUSINESS:
5. Minor site plan application to construct a 36 x 48 pole barn with a 10 x 48 overhang for a landscape business, submitted by Ryan Douglass for the location known as Block 741.01, Lots 13.01 & 13.02, 682 Petticoat Creek Lane. (ZBA 3437)
6. Use variance application to operate a small linen cleaning business within the residence, submitted by Irene Hober for the location known as Block 505, Lot 18.03, 837 Seashore Road. (ZBA 3438)