

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for January 4, 2018 - 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 #18-8-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 7, 2017:

McNulty: Block 410.01, Lot 21.01

Shore Real Estate Developers, LLC: Block 712, Lots 1, 2 & 30

Brenton: Block 495.04, Lot 7

B. OLD BUSINESS:

1. Revised minor site plan & hardship variance applications for a fenced trash enclosure & an 8' fence in the rear yard. Hardship variance needed for fence height, submitted by Wawa, Inc., for the location known as Block 499.02, Lot 33.01, 3719 Bayshore Road, North Cape May. (ZBA 3399)

C. NEW BUSINESS:

2. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width and encroaching into the front yard setback, submitted by Seashore Land Venture, LLC for the location known as Block 509.01, Lot 4, 828 Weeks Landing Road. (ZBA 3401)

3. Hardship variance application to construct a front porch encroaching into the front yard setback, submitted by Alecia & Rob Fox for the location known as Block 684, Lot 2, 712 Winslow Avenue, North Cape May. (ZBA 3402)
4. Use variance application to remove condition that owner must occupy residential structure, submitted by Donald Carter for the location known as Block 510, Lot 21.01, 661 Route 9. (ZBA 3403)