

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for April 6, 2017 - 7: PM

### A. MEETING CALLED TO ORDER

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

Approval of resolution concerning applications heard on March 2, 2017:

Pennabere: Block 733, Lot 10  
Hannold: Block 116, Lot 1  
Tuna Condominium Association: Block 706, Lot5  
Flood: Block 525, Lots 38-40

### B. OLD BUSINESS:

1. Use & hardship variance and minor subdivision application for the creation of three (3) newly described lots. Use variance to allow residential use in a GB-II zone. Hardship variances needed for lot area, frontage & width, submitted by Maurice DiFelice for the location known as Block 137, Lots 10 & 25-29, 1201 Bayshore Road, Villas. (ZBA 3373 & SUB 1434)
2. Use & hardship variance and minor site plan applications to expand the structure vertically. The existing marina and marina business would remain and the vertical expansion would be for the existing residential use. Use variance needed for height and two uses (residential & commercial). Hardship variances needed for front yard setback and curb cut size, submitted by Bikini Bottom, LLC for the location known as Block 813, Lot 7, 817 Shawcrest Road, Shawcrest. (ZBA 3375)

### C. NEW BUSINESS:

3. Extension of use variance & preliminary subdivision, submitted by Carol Marray-Negron & B. Craig Bretz Living Trust for the location known as Block 410.01, Lots 82 & 84, Fulling Mill Road. (ZBA 3129D)

4. Extension of use and hardship variance and minor site plan approval for the trash enclosure and fence, submitted by Wawa, Inc. (North Cape May Store), for the location known as Block 499.02, Lot 33.13, 3719 Bayshore Road, North Cape May. (ZBA 3326A)
5. Extension of use and hardship variance, conditionally use and minor site plan approval for the trash enclosure and fence, submitted by Wawa, Inc. (Villas), for the location known as Block 216, Lot 5, 1515 Bayshore Road, Villas. (ZBA 3322A)
6. Revised final site plan application to amend the previous approval, create a phased plan and construct an overhang in lieu of the building addition, submitted by David & Donna Burkhardt for the location known as Block 496.01, Lot 11.04, 252 Fishing Creek Road. (ZBA 3264B)
7. Use variance & minor site plan application for a 10 x 18 detached walk-in cooler for the brewery, submitted by HCSV Foundation for the location known as Block 505, Lot 13.02, 733 Seashore Road. (ZBA 3376)
8. Hardship variance application to construct a single family dwelling on a lot deficient in lot area & depth, submitted by Fabio Pawlus for the location known as Block 86, Lots 5-7, Hudson Avenue, Villas. (ZBA 3377)