

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for June 7, 2018 - 7: PM

A. MEETING CALLED TO ORDER

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

Approval of resolutions concerning applications heard on May 3, 2018:

Lilly/Hunt: Block 227, Lots 1-4
Mimlitsch: Block 676, Lot 11
Brenton: Block 495.04, Lot 7
Dougherty: Block 78, Lot 1.02
Bayshore Friends, LLC: Block 748, Lot 19
Hunt: Block 499.01, Lots 2 & 31

B. DISCUSSION ONLY:

1. Discussion of a temporary truck (a/k/a cellsite on wheels) in the same location of the permanent tower previously approved by the Board at the February 1, 2018 meeting, for the location known as Block 793, Lot 11.01, 791 Route 109.

C. OLD BUSINESS:

2. Interpretation and/or use variance applications to allow a horse barn on a lot without a principal structure, submitted by Glenn & Suzan Mimlitsch for the location known as Block 501, Lot 26, 764B Seashore Road. (ZBA 3415)

D. NEW BUSINESS:

3. Extension of use variance approval for construction of a duplex, submitted by Ronald & Nancy Robbins for the location known as Block 765, Lots 11 & 13, 1279 & 1281 Wilson Drive, Schellengers Landing. (ZBA 3292A)

4. Use & hardship variance & minor site plan applications to reconstruct an outdoor tiki bar, relocate the 6' fence, replace the existing 4' fence, enclose the existing trash enclosure, a new open-air building for an outdoor bar. Use variance needed for expansion of a non-conforming use. Variances needed for front yard setback, fence height in front yard and possible parking, submitted by Harpoons on the Bay for the location known as Block 571, Lots 1-6 & 9-14, 91 Beach Drive, North Cape May. (ZBA 3420)
5. Use variance application to convert an existing commercial building to a single family dwelling, submitted by John McKeon for the location known as Block 132, Lot 18.02, 1203 Bayshore Road, Villas. (ZBA 3421)
6. Hardship variance application to construct a detached garage higher than the principal structure, submitted by Chet & Joanne Rietheimer for the location known as Block 516, Lots 4-6, 111 Pinewood Road. (ZBA 3422)
7. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width, submitted by AGR Builders, LLC for the location known as Block 494.19, Lot 18, 202 Linda Anne Avenue, North Cape May. (ZBA 3423)