

TOWNSHIP OF LOWER

REVISED

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for July 11, 2019 - 7: PM

A. MEETING CALLED TO ORDER

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

Approval of resolutions concerning applications heard on June 6, 2019:

McGarrity: Block 528, Lot 65-69

Ricciardi: Block 404, Lot 13

Marsicano: Block 512.13, Lot 3039

Gerrit Van Mourik Family Trust: Block 775, Lots 16-19 & Block 775, Lots 30-35

Rizzo: Block 234, Lot 1

B. DISCUSSION ONLY:

1. Discussion of "the GB Zoning District along the Route 109 curve..." Subsection 400-10B(13)a; Residential Use Variances in GB Zone may warrant a Zoning District Adjustment.

C. OLD BUSINESS:

2. Hardship variance application to add a fuel tank encroaching into the front yard setback and to replace an HVAC unit with an 8' fence surrounding both, submitted by Verizon New Jersey, Inc., for the location known as Block 752.01, Lot 18.02, 1116 Seashore Road, South of Canal. (ZBA 3449)

D. NEW BUSINESS:

3. Use variance and minor site plan applications to have temporary above ground fuel tanks then install permanent underground fuel tanks, submitted by McKee Marinas, LLC for the location known as Block 818, Lot 17, 5100 Lake Road. (ZBA 3450)

4. Use & hardship variance applications to demolish an existing single family dwelling and construct a 64 x 44 duplex in the MGB zone. Use and/or hardship variance needed for building height. Hardship variances needed for side yard setback and building height, submitted by Edmond Shinn for the location known as Block 769, Lots 19 & 20, 1181-1183 Wissahickon Avenue, Schellinger's Landing. (ZBA 3451) **WITHDRAWN BY THE APPLICANT.**