

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for July 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 June 1, 2017:

Wawa, Inc. - North Cape May - (extension): Block 499.02, Lot 33.13

Wawa, Inc. - Villas - (extension): Block 216, Lot 5

Troy & Lazinski, LLC: Block 497.03, Lot 1.01

Parent/Bennett: Block 587, Lot 11

Wawa, Inc. - Villas - diesel fuel: Block 216, Lot 5

PM Properties Management Corp. (5 West): Block 499.02, Lot 33.16

**CLOSED SESSION:** To discuss current litigation with the Zoning Board, regarding Bikini Bottom v Lower Township Zoning Board of Adjustment.

### B. NEW BUSINESS:

1. Hardship variance application to construct a roof over an existing deck encroaching into the front yard setback, submitted by Sheri Hemingway for the location known as Block 410.01, Lot 26.01, 506 Old Stage Road. (ZBA 3385)
2. Hardship variance application to construct an addition encroaching into the side yard setback, submitted by Arthur Craig for the location known as Block 753.01, Lot 19.03, 1039 Seashore Road, South of Canal. (ZBA 3386)
3. Hardship variance application to convert an existing single family dwelling and daycare into a duplex, on a lot deficient in lot area and encroaching into the rear yard setback, submitted by Mary Luvisi for the location known as Block 578, Lots 18 & 19, 1101 Scott Avenue, North Cape May. (ZBA 3387)

4. Hardship variance application to demolish & rebuild decks encroaching into the front yard setbacks. Demolish & construct a 24 x 25 garage with an apartment connected to the house via a vestibule on a lot deficient in lot area, frontage, width and encroaching into the front, side & rear yard setbacks and exceeding allowed building coverage, submitted by Daniel & Janet Cucunato for the location known as Block 546, Lots 31 & 32, 117 Townbank Road, North Cape May. (ZBA 3388)