

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for August 6, 2020 - 6: PM

A. MEETING CALLED TO ORDER

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

Approval of resolutions concerning applications heard on July 2, 2020:

Island West Development, LLC: Block 697, Lots 3-7

Dera: Block 497.08, Lot 3

Platzer: Block 820, Lot 2.05

Brierly: Block 230, Lot 21

B. OLD BUSINESS:

1. Use variance application to allow self-storage buildings and 140 square foot office space, variances needed for front yard setback, lot coverage, buffer from residential use and driveway access points from intersection, submitted by Lawrence & Barbara Wind for the location known as Block 27, Lot 27, 401 Bayshore Road, Villas. (ZBA 3470)
2. Use variance, minor subdivision & preliminary & final site plan applications for the creation of two (2) newly described lots, submitted by Lower Township MUA for the location known as Block 410.01, Lot 43, 2900 Bayshore Road & 115 Fishing Creek Road. (ZBA 3472 & SUB 1468)
3. Use variance and preliminary & final subdivision applications for the creation of six (6) newly described lots with a two-unit residential dwelling unit, submitted by Cape Real Estate Developers, LLC for the location known as Block 765, Lots 10, 12 & 14-25, 878-894 1st Avenue & Wilson Drive, Schellinger's Landing. (ZBA 3477 & SUB 1470)
4. Use & variance and preliminary & final site plan applications to utilize the existing buildings and properties as a site for MAC's Historic/Educational tours. Variances needed for lot width, front & side yard setbacks, accessory building at back and parking, submitted by Mid-Atlantic Center for the Arts for the location known as Block 752.01, Lots 40 & 41, 1017-1019 Batts Lane, South of Canal. (ZBA 3480)

C. NEW BUSINESS:

5. Extension of hardship variance approval, submitted by Dorothy Koehn for the location known as Block 116, Lot 1, 98 Millman Lane, Villas. (ZBA 3289B)
6. Use variance application to allow a self-storage facility, submitted by Cape May Storage, LLC for the location known as Block 749, Lots 1.07 & 6, 1024 Shunpike Road, South of Canal. (ZBA 3482)
7. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width and encroaching into the side yard setbacks, submitted by Michael Mohr for the location known as Block 510, Lot 31, 812 Meadow View Road. (ZBA 3483)
8. Extension of use variance approval, submitted by John Taggart, Jr., for the location known as Block 765, Lot 11, 1279-1281 Wilson Drive, Schellenger's Landing. (ZBA 3292B)
9. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage, width, depth, encroaching into the front, side & rear yard setbacks and exceeding the allowing building coverage, submitted by Merrill & Elizabeth Miller for the location known as Block 738, Lot 1, 788 Academy Road. (ZBA 3484)
10. Extension of hardship variance approval, submitted by Seashore Properties, LLC, for the location known as Block 539, Lot 60, 1 Cliffside Road, North Cape May. (ZBA 3393A)
11. Hardship variance application to construct a screen room with a 2nd floor open deck encroaching into the front yard setback, submitted by Edward Wade for the location known as Block 535, Lot 43.02, 8 Racetrack Drive, North Cape May. (ZBA 3485)
12. Extension of use variance approval, submitted by 301 79th Street East, LLC for the location known as Block 763, Lot 11, 1288 Wilson Drive, Schellinger's Landing (ZBA 3369A)