

TOWNSHIP OF LOWER

REVISED
9-3-20

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for September 3, 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 August 6, 2020:

Lower Township MUA: Block 410.01, Lot 43
Koehn: Block 116, Lot 1
Mohr: Block 510, Lot 31
Taggart: Block 765, Lot 11
Miller: Block 738, Lot 1
Seashore Properties, LLC: Block 539, Lot 60
Wade: Block 535, Lot 43.02
301 79th Street East, LLC: Block 763, Lot 11

B. OLD BUSINESS:

1. 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)
2. Use & hardship variances and preliminary & final site plan applications to construct six (6) townhouse units - three (3) buildings with two (2) units each. Hardship variances needed for lot area and encroaching into the front yard setback. submitted by Island West Development, LLC for the location known as Block 697, Lots 3-7, 9510 Pacific Avenue and 119 E. Richmond Avenue, Diamond Beach. (ZBA 3473)
3. 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)

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)
5. 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)
- C. NEW BUSINESS:
6. Minor site plan waiver application, submitted by Steven & Catherine Wilson/Behr Brewing for the location known as Block 450, Lot 36.01, 513 Seashore Road. (ZBA 3453A)
7. Use & variance applications to construct a 60 x 27 addition to an existing clubhouse on a lot deficient in lot frontage, submitted by Bayshore Sportsman Club, Inc., for the location known as Block 410.01, Lots 67 & 65.04, 315 Arizona Avenue, Villas. (ZBA 3486)
8. Use variance & preliminary and final site plan applications to construct a 145' tall wireless communication monopole with a 5' lightning rod and an equipment compound and equipment, not meeting the height requirement, submitted by New Cingular Wireless PCS, LLC d/b/a AT& T Mobility for the location known as Block 410.01, Lot 36.01, Breakwater Road, Airport. (ZBA 3487) CONTINUED UNTIL THE OCTOBER 1, 2020 MEETING DUE TO DEFICIENT NOTICE.