

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for September 4, 2014 - 7: PM

### A. MEETING CALLED TO ORDER

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

Approval of resolution concerning applications heard on August 7, 2014:

JEL Fowler Properties, LLC: Block 533.01, Lots 93 & 95.02  
Bowman: Block 752.01, Lot 18.05  
McCandless: Block 500.07, Lot 13

### B. NEW BUSINESS:

1. Minor site plan & hardship variance applications to enclose an existing 2<sup>nd</sup> floor deck for expansion of office space. Hardship variance needed for number of parking spaces, submitted by FLCH, LLC for the location known as Block 259, Lots 3-5, 1638 Bayshore Road, Villas. (ZBA 3301)
2. Hardship variance application to construct an addition encroaching into the side yard setback, submitted by Kristin Hill for the location known as Block 41, Lots 3-6, 312 East Jacksonville Avenue, Villas. (ZBA 3302)
3. Use & hardship variance & preliminary & final site plan applications demolish the existing garage & construct a new garage & parking area, submitted by Charles Matthews for the location known as Block 500.01, Lots 38 & 39, 650 Seashore Road. (ZBA 3303)
4. Hardship variance application to enclose an existing deck encroaching into the side yard setback and exceeding allowed building coverage, submitted by Delton & Diane Brooks for the location known as Block 752.03, Lot 5, 707 San Fernando Road, South of Canal. (ZBA 3304)

5. Use & hardship variance & minor site plan applications for a single family dwelling and a 60 x 60 pole barn facility for construction equipment. Hardship variances needed for lot frontage and accessory use larger than principal use, submitted by Jeffrey Van Mourik for the location known as Block 416, Lot 1.10, 151 Fishing Creek Road. (ZBA 3305)
  
6. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, and encroaching into the front yard setback, submitted by Susan Robert for the location known as Block 527, Lots 36-39, 609 Lawnside Road, North Cape May. (ZBA 3306)
  
7. Certification of non-conforming use application to certify living unit above the existing detached garage, submitted by Frank & Elizabeth Simonsen for the location known as Block 752.01, Lot 5.04, 1010 Seashore Road, South of Canal. (ZBA 3307)