

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

8-28-19

## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for September 5, 2019 - 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 1, 2019:

Boyle: Block 69, Lot 1  
Weiss: Block 521, Lot 14  
Wilson: Block 450, Lot 36.01

### B. OLD BUSINESS:

1. 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 front and side yard setbacks and building height, submitted by Edmond Shinn for the location known as Block 769, Lots 19 & 20, 1181-1183 Wissahickon Avenue, Schellinger's Landing.

### C. NEW BUSINESS:

2. Hardship variance application to construct a 24 x 30 detached garage taller than the principal structure, submitted by Gary Horton for the location known as Block 310, Lot 26-28, 224 Walnut Avenue, Villas. (ZBA 3454) **CONTINUED UNTIL THE OCTOBER 3, 2019 MEETING DUE TO DEFICIENT NOTICE.**
3. Use & hardship variance applications to demolish an existing duplex and construct a new duplex on a lot deficient in lot area, frontage, width, depth, encroaching into the front, sides and rear yard setbacks and exceeding allowed building coverage, submitted by David Basalyga for the location known as Block 776, Lots 1 & 2, 944-946 Route 109. (ZBA 3455)

4. Use & hardship variance applications to construct a living unit over the existing detached garage encroaching into the rear yard setback, submitted by James & Donna Vesce for the location known as Block 280, Lots 14-16, 229 Pinetree Drive, Villas. (ZBA 3456)
5. Hardship variance application to construct an enclosed florida room encroaching into the side & rear yard setbacks and exceeding the allowed building coverage, submitted by Sandra Beebe for the location known as Block 733, Lot 17, C-203, 203 East Madison Avenue, Diamond Beach. (ZBA 3457)