

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for September 6, 2012 - 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 2, 2012:

Scott: 537, Lots 30-32

Jackson: Block 497.08, Lot 5

Family Promise of Cape May County, Inc.: Block 494.03, Lot 19.05

B. OLD BUSINESS:

1. Hardship variance application to construct a front porch encroaching into the front yard setback, submitted by Andrew Hawthorne for the location known as Block 51, Lot 5, 308 East St. Johns Avenue, Villas. (ZBA 3251)

C. NEW BUSINESS:

2. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width, submitted by Bernard Dera for the location known as Block 538, Lots 26 & 27, 34 Adelpia Road, North Cape May. (ZBA 3256)
3. Hardship variance application to construct a roof over a portion of a second floor deck encroaching into the front yard setback, submitted by Michael & Christine Coughlin for the location known as Block 566, Lot 4, 1605 Browning Avenue, North Cape May. (ZBA 3257)
4. Use & hardship variances & minor site plan applications for a restaurant/coffee shop café/ice cream parlor & retail space in an existing commercial space. Variances needed for number of uses, signs & parking, submitted by Thomas W. Grockett for the location known as Block 700.01, Lot 3, 9601 Atlantic Avenue, Diamond Beach. (ZBA 3258)

5. Certificate of non-conforming use for the continued use of the existing two residential units on the property, submitted by Russell & Ursel Yeager for the location known as Block 238., Lot 6, 19 Rose Lane, Villas. (ZBA 3259)