

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## NOTICE OF DECISION

### Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on October 3, 2019 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

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. **CONTINUED UNTIL THE NOVEMBER 7, 2019 MEETING AT THE APPLICANT'S REQUEST.**
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, was conditionally approved.
3. Preliminary & final major subdivision applications for the creation of 22 newly described lots, submitted by Marcello Mogavero for the location known as Block 494.01, Lot 28, 10 Shawmount Avenue, was **CONTINUED UNTIL THE NOVEMBER 7, 2019 MEETING AT THE APPLICANT'S REQUEST.**
4. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width, submitted by Daneen Zeigler for the location known as Block 512.08, Lot 3001, 424 Hollywood Road, was conditionally approved.
5. Hardship variance application to demolish and rebuild the rear section of the house encroaching into the side yard setback, submitted by Peter Frigiola for the location known as Block 577, Lot 4, 1304 Scott Avenue, was conditionally approved.
6. Hardship variance application to construct a front porch encroaching into the side yard setback, submitted by Thomas & Lisa Margiotti for the location known as Block 143, Lot 3.02, 207 Millman Lane, was conditionally approved.

7.. The following resolutions concerning applications heard on September 5, 2019, were approved:

Basalyga: Block 776, Lots 1 & 2

Vesci: Block 280, Lots 14-16

Beebe: Block 733, Lot 17 - C-203

Copies of each determination of resolution of the Board will be filed in the Planning and Zoning Office and will be available for inspection by the public.

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William J. Galestok, PP,AICP  
Director of Planning