

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 November 6, 2014 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use variance & minor site plan applications to relocate a historic barn and convert into a micro-brewery at Cold Spring Village, submitted by HSCV Foundation for the location known as Block 505, Lot 13.02, 720 Seashore Road, was conditionally approved.
2. Hardship variance application to construct a 12 x 24 sunroom encroaching into the rear yard setback and exceeding allowed building coverage, submitted by Paul & Marilyn Calamita for the location known as Block 708, Lot 12, 213 East Memphis Avenue, Diamond Beach, was continued until the December 4, 2014 meeting due to deficient notice.
3. Interpretation & use variance applications to utilize the existing detached garage apartment, submitted by Lisa Crugnola for the location known as Block 116, Lots 12 & 13, 232 Bay Avenue, was conditionally approved.
4. Use variance application to construct a professional medical office building with accessory off-street parking, submitted by Cape Regional Holdings, LLC, for the location known as Block 629 & Block 630, various lots, 3806 & 3816 Bayshore Road, was conditionally approved.
5. Hardship variance application to construct an addition encroaching into the front & side yard setbacks and exceeding allowed building coverage, submitted by Robert Wilburn for the location known as Block 755, Lot 2.02, 806 Farmstead Avenue, was conditionally approved.
6. Certificate of non-conforming use application to certify an existing detached duplex, submitted by Shaula Woehlcke for the location known as Block 141, Lot 17, 129 Pennsylvania Avenue, was approved.

7. Hardship variance application to construct an addition encroaching into the side yard setbacks, submitted by Ross Hartley for the location known as Block 223, Lot 10, 20 Maryland Avenue, was conditionally approved.
8. The following resolutions concerning applications heard on October 2, 2014, were approved:

Van Mourik: Block 416, Lot 1.10

Lilly/Hunt: Block 227, Lots 1-4

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.

William J. Galestok, PP, AICP
Director of Planning