

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 7, 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, was **CONTINUED UNTIL THE DECEMBER 5, 2019 MEETING AT THE APPLICANT'S REQUEST.**
2. 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, Villas. (ZBA 3436A & SUB 1461) **CONTINUED UNTIL THE DECEMBER 5, 2019 MEETING AT THE APPLICANT'S REQUEST.**
3. Extension of hardship variance. Hardship variance granted December 1, 2016, submitted by Milton & Patricia Nagel for the location known as Block 753.18, Lot 2, 418 Portsmouth Road, was approved for an additional three (3) years.
4. Hardship variance application to construct a 14 x 32 addition encroaching into the front & side yard setbacks, submitted by Frank & Junko Meade for the location known as Block 214, Lot 13, 127 Maryland Avenue, was conditionally approved.
5. Hardship variance application to demolish the existing single family dwelling and detached garage and construct new single family dwelling encroaching into the front yard setback. New detached garage will conform to zoning requirements, submitted by John Lipari for the location known as Block 560, Lots 3 & 4 and Block 557.01, Lot 57, 77 Beach Drive & 1 Shore Drive, was conditionally approved.

6. The following resolutions concerning applications heard on October 3, 2019, were approved:

Horton: Block 310, Lots 26-28
Zeigler: Block 512.08, Lot 3001
Frigiola: Block 577, Lot 4
Margiotti: Block 143, Lot 3.02

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