

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 December 7, 2017 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Request for approval for change in location of the building that will not require any variances, submitted by John & Dolores McNulty for the location known as Block 410.01, Lot 21.02, 502 Seashore Road, was conditionally approved.
2. Revised minor site plan & hardship variance applications for a fenced trash enclosure & an 8' fence in the rear yard. Hardship variance needed for fence height, submitted by Wawa, Inc., for the location known as Block 499.02, Lot 33.01, 3719 Bayshore Road, was continued until the January 4, 2018 meeting.
3. Preliminary & final site plan applications for four side by side townhouses. Use and variance approvals previously granted for residential in the GB-1 zone, lot area, front & rear yard setbacks, parking setbacks and buffers, submitted by Shore Real Estate Developers, LLC for the location known as Block 712, Lots 1, 2 & 30, 9800 Pacific Avenue, was conditionally approved.
4. Hardship variance application to allow a garage encroaching into the side yard setback and taller than the principal structure, submitted by Michael Brenton for the location known as Block 495.04, Lot 7, 112 Charles Street, was denied.
5. The following resolutions concerning applications heard on November 2, 2017, were approved:

Cape Realty Advisors: Block 495.01, Lot 13

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