

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 February 1, 2018 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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 conditionally approved.
2. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width and encroaching into the front yard setback, submitted by Seashore Land Venture, LLC for the location known as Block 509.01, Lot 4, 828 Weeks Landing Road, was conditionally approved.
3. Hardship variance application to construct a front porch encroaching into the front yard setback, submitted by Alecia & Rob Fox for the location known as Block 684, Lot 2, 712 Winslow Avenue, was conditionally approved.
4. Use variance application to remove condition that owner must occupy residential structure, submitted by Donald Carter for the location known as Block 510, Lot 21.01, 661 Route 9, was conditionally approved.
5. Use variance & preliminary & final site plan applications to erect a 105 foot telecommunications monopole, submitted by Celco Partnership d/b/a Verizon Wireless for the location known as Block 793, Lot 11.01, 791 Route 109, South, was conditionally approved.
6. Hardship variance application to construct an addition encroaching into the front & side yard setbacks, submitted by Michael Currie for the location known as Block 284, Lot 30, 222 Pinetree Drive, was conditionally approved.

7. The following resolutions concerning applications heard on December 7, 2017, were approved:

McNulty: Block 410.01, Lot 21.01

Shore Real Estate Developers, LLC: Block 712, Lots 1, 2 & 30

Brenton: Block 495.04, Lot 7

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