

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 March 2, 2017 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Hardship variance application to construct an addition encroaching into the rear yard setback and exceeding allowed building coverage, submitted by Anthony Pennabere for the location known as Block 733, Lot 10, 217 East Madison Avenue, was conditionally approved.
2. Extension of variance approval granted by the Board on March 6, 2014 for construction of a single family dwelling on a lot deficient in lot area, frontage, width & encroaching into the front yard setback, submitted by Robert & Maria Hannold for the location known as Block 116, Lot 1, 98 Millman Lane, was approved for a three (3) year extension.
3. Use & hardship variance and minor subdivision application for the creation of three (3) newly described lots. Use variance to allow residential use in a GB-II zone. Hardship variances needed for lot area, frontage & width, submitted by Maurice DiFelice for the location known as Block 137, Lots 10 & 25-29, 1201 Bayshore Road, was continued until the April 6, 2017 meeting at the applicant's request.
4. Hardship variance application to construct an addition encroaching into the rear yard setback, submitted by Tuna Condominium Association by and through Sean & Rebecca Barrett for the location known as Block 706, Lot 5, 105-107 West Memphis Avenue, was conditionally approved.
5. Use & hardship variance applications to expand the structure vertically. The existing marina and marina business would remain and the vertical expansion would be for the existing residential use. Use variance needed for height and two uses (residential & commercial). Hardship variances needed for front yard setback and curb cut size, submitted by Bikini Bottom, LLC for the location known as Block 813, Lot 7, 817 Shawcrest Road, was continued until the April 6, 2017 meeting at the applicant's request.

6. Extension of hardship variance approval, submitted by Marie Flood for the location known as Block 525, Lots 38-40, 19 Delair Road, was approved for a three (3) year extension.
7. The following resolutions concerning applications heard on February 2, 2017, were approved:

Brady: Block 539, Lots 33-38

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