

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 5, 2020 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 April 2, 2020 meeting.
2. Use & hardship variance applications to demolish the existing structure and construct a four-unit residential dwelling. Hardship variances needed for lot area, submitted by David Basalyga for the location known as Block 772, Lots 1-4 & 28, 998-994 Route 109 and 981 Wissahickon Avenue, was conditionally approved.
3. Hardship variance application to construct a 4 x 14 front deck encroaching into the front yard setback, submitted by Susan Purcell for the location known as Block 81.02, Lot 21-24, 143 E. Hudson Avenue, was conditionally approved.
4. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width, submitted by Robert Salasin for the location known as Block 339, Lots 55 & 56, 4 Beach Avenue, was conditionally approved.
5. Use variance application to allow self-storage buildings and 140 square foot office space, variances needed for front yard setback, lot coverage, buffer from residential use and driveway access points from intersection, submitted by Lawrence & Barbara Wind for the location known as Block 27, Lot 27, 401 Bayshore Road, was continued until the April 2, 2020 meeting at the applicant's request.
6. The following resolutions concerning applications heard on February 6, 2020, were approved:

End of the Road Enterprises, LLC: Block 741.01, Lot 28.01
504 Atlantic Corporation: Block 639, Lot 10

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