

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 April 6, 2017 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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 May 4, 2017 meeting.
2. Use & hardship variance and minor site plan 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, use & hardship variances approved. Minor site plan denied.
3. Extension of use variance & preliminary subdivision, submitted by Carol Murray-Negron & B. Craig Bretz Living Trust for the location known as Block 410.01, Lots 82 & 84, Fulling Mill Road, was approved for a two (2) year extension.
4. Extension of use and hardship variance and minor site plan approval for the trash enclosure and fence, submitted by Wawa, Inc. (North Cape May Store), for the location known as Block 499.02, Lot 33.13, 3719 Bayshore Road, was CONTINUED UNTIL THE MAY 4, 2017 MEETING AT THE APPLICANT'S REQUEST.
5. Extension of use and hardship variance, conditionally use and minor site plan approval for the trash enclosure and fence, submitted by Wawa, Inc. (Villas), for the location known as Block 216, Lot 5, 1515 Bayshore Road, was CONTINUED UNTIL THE MAY 4, 2017 MEETING AT THE APPLICANT'S REQUEST.

6. Revised final site plan application to amend the previous approval, create a phased plan and construct an overhang in lieu of the building addition, submitted by David & Donna Burkhardt for the location known as Block 496.01, Lot 11.04, 252 Fishing Creek Road, was conditionally approved.
7. Use variance & minor site plan application for a 10 x 18 detached walk-in cooler for the brewery, submitted by HCSV Foundation for the location known as Block 505, Lot 13.02, 733 Seashore Road, was conditionally approved.
8. Hardship variance application to construct a single family dwelling on a lot deficient in lot area & depth, submitted by Fabio Pawlus for the location known as Block 86, Lots 5-7, Hudson Avenue, was conditionally approved.
9. The following resolutions concerning applications heard on March 2, 2017, were approved:

Pennabere: Block 733, Lot 10

Hannold: Block 116, Lot 1

Tuna Condominium Association: Block 706, Lot 5

Flood: Block 525, Lots 38-40

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