

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 May 3, 2018 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Certification of non-conforming use to certify a property a duplex, submitted by Quintin Lilly & Catherine Hunt for the location known as Block 227, Lots 1-4, 103 Cardinal Avenue, was approved.
2. Hardship variance application to construct a 10 x 32 enclosed front porch encroaching into the front yard setback, submitted by Glenn & Suzan Mimplitsch for the location known as Block 676, Lot 11, 721 Atlantic Avenue, was conditionally approved.
3. Interpretation and/or use variance applications to allow a horse barn on a lot without a principal structure, submitted by Glenn & Suzan Mimplitsch for the location known as Block 501, Lot 26, 764B Seashore Road, was continued until the June 7, 2018 meeting.
4. Hardship variance application to remove a portion the garage to have a two (2) foot side yard setback and an accessory use taller than the principal structure, submitted by Michael Brenton for the location known as Block 495.04, Lot 7, 112 Charles Street, was conditionally approved.
5. Hardship variance application to allow a six foot (6') fence to remain in the front yard on a street to street property, submitted by Tom & Dawn Dougherty for the location known as Block 78, Lot 1.02, 700 DeSoto Avenue, was conditionally approved.
6. Hardship variance application to construct an addition to an existing single family dwelling encroaching into the side yard setback, and an addition of a shed to the existing garage (no variances need for shed addition), submitted by Bayshore Friends, LLC for the location known as Block 748, Lot 19, 4094 Bayshore Road, was conditionally approved.

7. Hardship variance application to construct a single family dwelling on a lot deficient in lot frontage, submitted by Charles Hunt for the location known as Block 499.01, Lots 3 & 31, Off Fire Lane, was conditionally approved.

8. The following resolutions concerning applications heard on April 5, 2018, were approved:

Tomes: Block 324, Lot 20

Patrick: Block 505, Lot 1

101 West Delaware Parkway, LLC: Block 124, Lot 51

Bulger: Block 512.30, Lot 9

Fidelity Asset Management, LLC: Block 109, Lots 15 & 16

Lipiecki: Block 244, Lot 4

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