

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 4, 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 applications 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 conditionally approved.
2. 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 JUNE 1, 2017 MEETING AT THE APPLICANT'S REQUEST.
3. 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 JUNE 1, 2017 MEETING AT THE APPLICANT'S REQUEST.
4. Use & hardship variance applications to construct a single family dwelling and detached garage in the General Business Zone. Hardship variance needed for encroaching into the front yard setback, submitted by Jesse Matsinger for the location known as Block 59, Lot 27, 711 Bayshore Road, was conditionally approved.
5. Use & hardship variance applications to construct a single family dwelling in the General Business zone. Hardship variances needed for lot area, frontage & width, submitted by Bruce & Eliza Waterman for the location known as Block 773, Lots 1-3, 830 Onondago Avenue, was conditionally approved.

6. The following resolutions concerning applications heard on April 6, 2017, were approved:

Bikini Bottom, LLC: Block 813, Lot 7

Murray-Negron/Bretz Living Trust: Block 410.01, Lots 82 & 84

Burkhardt: Block 496.01, Lot 11.04

HCSV Foundation: Block 505, Lot 13.02

Pawlus: Block 86, Lots 5-7

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