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 5, 2016 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use & hardship variances and minor site plan applications to demolish an existing building and construct a new 1,500 sq. ft. building. Hardship variances needed number of signs, size of signs and signs not permitted, submitted by Dolphin Dock, LLC & Miss Chris Dock, LLC, for the location known as Block 764, Lots 32-45 & Block 766, Lots 9-22 & 23.01, 1218 Wilson Drive, was continued until the June 2, 2016 meeting due to deficient notice.

2. Use & hardship variance & preliminary & final site plan applications to demolish the existing restaurant and construct a new 29 seat Dunkin Donuts with a drive-thru lane and an outdoor seating area. Hardship variances needed for sign area, number of signs and front yard setback for sign, submitted by Cape May Food Group, LLC, for the location known as Block 494.54, Lot 1, 3704 Bayshore Road, was continued until the June 2, 2016 meeting.

3. Hardship variance application to construct an addition encroaching into the front yard setback, submitted by Brenda Church for the location known as Block 410.18, Lot 3, 1706 Star Avenue, was conditionally approved.

4. Use & hardship variance applications to demolish an existing single family dwelling and construct a duplex on a lot deficient in lot area, submitted by PM Properties for the location known as Block 764, Lots 50 & 51, 1198 Wilson Drive, was continued until the June 2, 2016 meeting due to deficient.

5. Use & hardship variance applications to demolish existing single family dwellings and construct a new single family dwelling on a lot deficient in lot area, submitted by PM Properties, LLC for the location known as Block 764, Lots 46 & 47, 1202 & 1204 Wilson Drive, was continued until the June 2, 2016 meeting due to deficient.

6. Use & hardship variance applications to demolish two existing single family dwellings and construct a new single family dwelling on a lot deficient in lot area, submitted by PM Properties, LLC for the location known as Block 764, Lots 48 & 49, 1200 Wilson Drive, was continued until the June 2, 2016 meeting due to deficient.

7. The following resolutions concerning applications heard on April 7, 2016, were approved:

   Cape May Landings, Inc.: Block 510, Lot 14.01
   Polis: Block 468, Lots 1, 2 & 16
   McCloskey: Block 361, Lots 7-10
   Mister X, LLC: Block 747.02, Lot 22
   Mister X, LLC: Block 747.02, Lot 23

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