

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 June 7, 2018 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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 denied.
2. Extension of use variance approval for construction of a duplex, submitted by Ronald & Nancy Robbins for the location known as Block 765, Lots 11 & 13, 1279 & 1281 Wilson Drive, was continued until the July 12, 2018 meeting at the applicant's request.
3. Use & hardship variance & minor site plan applications to reconstruct an outdoor tiki bar, relocate the 6' fence, replace the existing 4' fence, enclose the existing trash enclosure, a new open-air building for an outdoor bar. Use variance needed for expansion of a non-conforming use. Variances needed for front yard setback, fence height in front yard and possible parking, submitted by Harpoons on the Bay for the location known as Block 571, Lots 1-6 & 9-14, 91 Beach Drive, was conditionally approved.
4. Use variance application to convert an existing commercial building to a single family dwelling, submitted by John McKeon for the location known as Block 132, Lot 18.02, 1203 Bayshore Road, was conditionally approved.
5. Hardship variance application to construct a detached garage higher than the principal structure, submitted by Chet & Joanne Rietheimer for the location known as Block 516, Lots 4-6, 111 Pinewood Road, was conditionally approved.
6. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width, submitted by AGR Builders, LLC for the location known as Block 494.19, Lot 18, 202 Linda Anne Avenue, was denied without prejudice.

7. The following resolutions concerning applications heard on May 3, 2018, were approved:

Lilly/Hunt: Block 227, Lots 1-4

Mimlitsch: Block 676, Lot 11

Brenton: Block 495.04, Lot 7

Dougherty: Block 78, Lot 1.02

Bayshore Friends, LLC: Block 748, Lot 19

Hunt: Block 499.01, Lots 2 & 31

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