

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

1. Hardship variance application to construct a roof over an existing deck encroaching into the front yard setback, submitted by Sheri Hemingway for the location known as Block 410.01, Lot 26.01, 506 Old Stage Road, was conditionally approved.
2. Hardship variance application to construct an addition encroaching into the side yard setback, submitted by Arthur Craig for the location known as Block 753.01, Lot 19.03, 1039 Seashore Road, was continued until the August 3, 2017 meeting at the applicant's request.
3. Hardship variance application to convert an existing single family dwelling and daycare into a duplex, on a lot deficient in lot area and encroaching into the rear yard setback, submitted by Mary Luvisi for the location known as Block 578, Lots 18 & 19, 1101 Scott Avenue, was denied.
4. Hardship variance application to demolish & rebuild decks encroaching into the front yard setbacks. Demolish & construct a 24 x 25 garage with an apartment connected to the house via a vestibule on a lot deficient in lot area, frontage, width and encroaching into the front, side & rear yard setbacks and exceeding allowed building coverage, submitted by Daniel & Janet Cucunato for the location known as Block 546, Lots 31 & 32, 117 Townbank Road, was conditionally approved.
5. The following resolutions concerning applications heard on June 1, 2017, were approved:
 - Wawa, Inc. - North Cape May - (extension): Block 499.02, Lot 33.13
 - Wawa, Inc. - Villas - (extension): Block 216, Lot 5
 - Troy & Lazinski, LLC: Block 497.03, Lot 1.01
 - Parent/Bennett: Block 587, Lot 11
 - Wawa, Inc. - Villas - diesel fuel: Block 216, Lot 5
 - PM Properties Management Corp. (5 West): Block 499.02, Lot 33.16

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