

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 7, 2016 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 demolish the existing single family dwelling and construct a new single family dwelling exceeding the allowed height, submitted by Jay Sutcliffe for the location known as Block 639, Lot 12, 500 Atlantic Avenue, was continued until the August 4, 2016 meeting at the applicant's request.
2. Use & hardship variance applications to construct a second dwelling connected to the existing house via a balcony and accessory use location, submitted by Rustin & Karen Cassway for location known as Block 751, Lot 2.06, 710A New England Road, was conditionally approved.
3. Hardship variance application to construct an accessory use exceeding the square footage and taller than the principal use, submitted by Thomas & Kaitlin O'Hara for the location known as Block 740, Lot 7, 545 New England Road, was conditionally approved.
4. Extension of use variance & preliminary subdivision approval, submitted by Carol Murray-Negron & B. Craig Living Trust for the location known as Block 410.01, Lots 82 & 84, 342 & 344 Fulling Mill Road, was withdrawn at the applicant's request.
5. The following resolutions concerning applications heard on June 2, 2016, were approved:

Dolphin Dock, LLC: Block 764, Lots 32-45 & Block 766, Lots 9-22 & 23.01

Cape May Food Group, LLC: Block 494.54, Lot 1

Massaro: Block 764, Lots 50 & 51

Penza: Block 764, Lots 46 & 47

Penza: Block 764, Lots 48 & 49

Victorian Charm Development: Block 234, Lot 1

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