

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 August 4, 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, North Cape May. (ZBA 3354) WAS WITHDRAWN AT THE APPLICANT'S REQUEST.
2. Hardship variance application to construct an addition encroaching into the front yard setback, submitted by Donna Taylor for the location known as Block 494.35, Lot 9, 223 Sivia Street, was conditionally approved.
3. Interpretation of 400:15A, R-3 Mainland Residential and R-4 Mainland Residential: Principal permitted uses on the land and in buildings, submitted by Francis McGovern for the location known as Block 703, Lots 1-3, 5 & 32, Seaview and Rochester Avenues, Diamond Beach. (ZBA 3358) WAS CONTINUED UNTIL THE SEPTEMBER 1, 2016 MEETING AT THE APPLICANT'S REQUEST.
4. Hardship variance application for a garage encroaching into the front, side & rear yard setbacks and closer than permitted to the principal structure, submitted by Michael Benezet for the location known as Block 89, Lots 35 & 36, 163 East Delaware Parkway, was conditionally approved.
5. Hardship variance application to construct an addition encroaching into the side yard setback, submitted by Alice Marco for the location known as Block 748, Lot 14.01, 4068 Bayshore Road, was conditionally approved.

6. Use & hardship variance applications to construct four side by side townhomes. Use variance needed to allow residential in a general business zone. Hardship variances needed for lot area, front & rear yard setbacks, parking setback and buffer, submitted by Crest Saving Bank for the location known as Block 712, Lots 1, 2 & 30, 9800 Pacific Avenue, was CONTINUED UNTIL THE SEPTEMBER 1, 2016 MEETING DUE TO DEFICIENT NOTICE.
7. Hardship variance application to construct a new single family dwelling on a lot deficient in lot area, frontage, width, depth & encroaching into the rear yard setback, submitted by Bernard Dera for the location known as Block 517, Lots 1-3, 900 Clubhouse Drive, was conditionally approved.
8. The following resolutions concerning applications heard on July 7, 2016, were approved:

Cassway: Block 751, Lot 2.06

O'Hara: Block 740, Lot 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