

# 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 September 4, 2014 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Minor site plan & hardship variance applications to enclose an existing 2<sup>nd</sup> floor deck for expansion of office space. Hardship variance needed for number of parking spaces, submitted by FLCH, LLC for the location known as Block 259, Lots 3-5, 1638 Bayshore Road, was conditionally approved.
2. Hardship variance application to construct an addition encroaching into the side yard setback, submitted by Kristin Hill for the location known as Block 41, Lots 3-6, 312 East Jacksonville Avenue, was conditionally approved.
3. Use & hardship variance & preliminary & final site plan applications demolish the existing garage & construct a new garage & parking area, submitted by Charles Matthews for the location known as Block 500.01, Lots 38 & 39, 650 Seashore Road, was conditionally approved.
4. Hardship variance application to enclose an existing deck encroaching into the side yard setback and exceeding allowed building coverage, submitted by Delton & Diane Brooks for the location known as Block 752.03, Lot 5, 707 San Fernando Road, was conditionally approved.
5. Use & hardship variance & minor site plan applications for a single family dwelling and a 60 x 60 pole barn facility for construction equipment. Hardship variances needed for lot frontage and accessory use larger than principal use, submitted by Jeffrey Van Mourik for the location known as Block 416, Lot 1.10, 151 Fishing Creek Road, was continued until the October 2, 2014 meeting due to deficient notice.
6. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, and encroaching into the front yard setback, submitted by Susan Robert for the location known as Block 527, Lots 36-39, 609 Lawnside Road, was conditionally approved.

7. Certification of non-conforming use application to certify living unit above the existing detached garage, submitted by Frank & Elizabeth Simonsen for the location known as Block 752.01, Lot 5.04, 1010 Seashore Road, was approved.
8. The following resolutions concerning applications heard on August 7, 2014, were approved:

JEL Fowler Properties, LLC: Block 533.01, Lots 93 & 95.02  
Bowman: Block 752.01, Lot 18.05  
Dera: Block 415, Lots 4 & 5  
McCandless: Block 500.07, Lot 13

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