

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 5, 2019 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use & hardship variance applications to demolish an existing single family dwelling and construct a 64 x 44 duplex in the MGB zone. Use and/or hardship variance needed for building height. Hardship variances needed for front and side yard setbacks and building height, submitted by Edmond Shinn for the location known as Block 769, Lots 19 & 20, 1181-1183 Wissahickon Avenue, was CONTINUED UNTIL THE NOVEMBER 7, 2019 MEETING AT THE APPLICANT'S REQUEST.
2. Hardship variance application to construct a 24 x 30 detached garage taller than the principal structure, submitted by Gary Horton for the location known as Block 310, Lot 26-28, 224 Walnut Avenue, was CONTINUED UNTIL THE OCTOBER 3, 2019 MEETING DUE TO DEFICIENT NOTICE.
3. Use & hardship variance applications to demolish an existing duplex and construct a new duplex on a lot deficient in lot area, frontage, width, depth, encroaching into the front, sides and rear yard setbacks and exceeding allowed building coverage, submitted by David Basalyga for the location known as Block 776, Lots 1 & 2, 944-946 Route 109, was conditionally approved.
4. Use & hardship variance applications to construct a living unit over the existing detached garage encroaching into the rear yard setback, submitted by James & Donna Vesci for the location known as Block 280, Lots 14-16, 229 Pinetree Drive, was conditionally approved.
5. Hardship variance application to construct an enclosed florida room encroaching into the side & rear yard setbacks and exceeding the allowed building coverage, submitted by Sandra Beebe for the location known as Block 733, Lot 17, C-203, 203 East Madison Avenue, was conditionally approved.

6. The following resolutions concerning applications heard on August 1, 2019, were approved:

Boyle: Block 69, Lot 1

Weiss: Block 521, Lot 14

Wilson: Block 450, Lot 36.01

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