

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 7, 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 9 x 24 sunroom over an existing deck encroaching into the rear yard setback and exceeding allowed building coverage, submitted by Linda Lakitsky for the location known as Block 512.32, Lot 6, 508 Mistletoe Road, was conditionally approved.
2. Hardship variance application to construct an addition encroaching into the rear yard setback and allow shed encroaching into the side yard setback, submitted by David Cresswell for the location known as Block 512.09, Lot 3061, 403 Baywyn Drive, was conditionally approved.
3. Extension of hardship variance approval, submitted by Steven & Mary Scott for the location known as Block 512.12, Lot 2949, 3702 Shore Drive, was approved for a three (3) year extension.
4. Hardship variance application to construct an addition encroaching into the front yard setback, submitted by Charles Eckel, Jr., for the location known as Block 508.01, Lot 21.04, 804 Kathryn Blvd, was conditionally approved.
5. Hardship variance application to construct a detached garage encroaching into the side yard setback and closer to principal structure than allowed, submitted by Seashore Propertis, LLC for the location known as Block 539, Lot 60, 1 Cliffside Road, was **CONTINUED UNTIL THE OCTOBER 5, 2017 MEETING AT THE APPLICANT'S REQUEST.**
6. Hardship variance application to extend an existing deck and add a roof over entire deck encroaching into the side yard setback, submitted by John Bargull for the location known as Block 753.22, Lot 22, 201 East Vineyard Court, was conditionally approved.

7. Hardship variance application to allow a six (6) foot fence in the front yard, submitted by Stephen & Heather Lewis for the location known as Block 753.01, Lot 39.06, 2 Tranquility Drive, was conditionally approved.
8. Hardship variance application to demolish the existing single family dwelling and detached garage with an apartment above and construct a new single family dwelling on a lot deficient in lot area, frontage & width and encroaching into the front & side yard setbacks, submitted by Linda Kennedy for the location known as Block 154, Lot 1, 300 West New York Avenue, was conditionally approved.
9. The following resolutions concerning applications heard on August 3, 2017, were approved:

Craig: Block 753.01, Lot 19.03

Family Promise of Cape May County: Block 494.03, Lot 19.05

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