

# 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 November 1, 2012 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 an addition to an existing single family dwelling encroaching into the side yard setback, submitted by Samuel & Kimberly Downes for the location known as Block 499.01, Lot 4.02, 683 Townbank Road, was conditionally approved.
2. Hardship variance application to demolish the existing single family dwelling and construct a new single family dwelling on a lot deficient in lot area, frontage, width & encroaching into the side yard setbacks, submitted by Richard Hill for the location known as Block 433, Lot 14.02, 629 Breakwater Road, was conditionally approved.
3. Use variance & preliminary & final site plan application to remove two existing buildings and construct a 50 x 100 building in same area and construct an 18 x 60 addition to the existing welding shop building, submitted by David & Donna Burkhardt for the location known as Block 496.01, Lots 11.04 & 11.05, 254 Fishing Creek Road, was conditionally approved.
4. Use variance & preliminary & final subdivision applications for the creation of 20 newly described lots. Use variance needed to allow single family dwelling in a GB zone, submitted by Cape Realty Advisors, LLC for the location known as Block 495.01, Lot 13, 115 Breakwater Road, was conditionally approved.
5. Certificate of non-conforming use for the continued use of the existing two residential units on the property, submitted by Michael Rourke for the location known as Block 93, Lots 13-15, 126-128 East Delaware Parkway, was conditionally approved.

6. The following resolutions concerning applications heard on October 4, 2012, were approved:

Crane: Block 542, Lots 60-62  
Hill: Block 433, Lot 14.02  
Randazzo: Block 499.01, Lot 18

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.

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William J. Galestok, PP, AICP  
Director of Planning