

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for June 6, 2019 - 7: PM

A. MEETING CALLED TO ORDER

Approval of minutes of past meeting, Engineer's vouchers, etc.

Approval of resolutions concerning applications heard on May 2, 2019:

Drozd: Block 616, Lot 1
115 Breakwater Road, LLC: Block 495.01, Lot 13.17
Mogavero: Block 497.01, Lot 28.06

B. DISCUSSION ONLY:

1. Discussion of possible meeting time change.

C. NEW BUSINESS:

2. Hardship variance application to construct a 26 x 26 detached garage in front of the principal use and accessory uses exceeding the allowed building coverage, submitted by John & Susan McGarrity for the location known as Block 528, Lots 65-69, 18 Delair Road, North Cape May. (ZBA 3445)
3. Hardship variance application to construct an 8 x 22 screen room on an existing deck closer than permitted to an accessory use, submitted by Anthony & Diane Ricciardi for the location known as Block 404, Lot 13, 125 Edna Avenue, Villas. (ZBA 3446)
4. Hardship variance application to construct a covered front porch and expansion of the existing house encroaching into the front yard setback and exceeding the allowed building coverage, submitted by Robert & Barbara Marsicano for the location known as Block 512.13, Lot 3039, 421 Forest Road, Villas. (ZBA 3447)

5. Use & hardship variance and minor subdivision applications for the creation of two (2) newly described lots. Use variance to allow single family dwellings in the General Business (GB) Zone. Hardship variances needed for lot area, frontage, width, depth, and encroaching into the front and side yard setbacks and exceeding the allowed building coverage, submitted by Gerrit Van Mourik Family Trust for the location known as Block 775, Lots 16-19 & Block 775, Lots 30-35, 900-906 Wissahickon Avenue & 901-911 Osage Avenue. (ZBA 3448 & SUB 1456)
6. Extension of hardship variance approval, submitted by Frank & Colleen Rizzo for the location known as Block 234, Lot 1, 400 Rose Lane, Villas. (ZBA 3052B)
7. Hardship variance application to add a fuel tank encroaching into the front yard setback and to replace an HVAC unit with an 8' fence surrounding both, submitted by Verizon New Jersey, Inc., for the location known as Block 752.01, Lot 18.02, 1116 Seashore Road, South of Canal. (ZBA 3449)**WAS CONTINUED UNTIL THE JULY 11, 2019 MEETING AT THE APPLICANT'S REQUEST.**