

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for September 17, 2009 - 7:00 PM

A. MEETING CALLED TO ORDER

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

Approval of resolutions concerning applications heard on July 16, 2009:

Church: Block 256, Lots 6.01 & 6.02

Gomez: Block 496.01, Lot 9.01

B. DISCUSSION ONLY:

1. Discussion of issuance of Certificate of Occupancy:
 - a. Hold harmless agreements.
 - b. Letter from applicants Engineer stating site is safe and recommending occupancy.
2. Discussion: unresolved setback, buffer, lot area, fence height problems and relocations caused by N.J.D.O.T. condemnation for extension of Tabernacle Road and Breakwater Road.

C. OLD BUSINESS:

3. Minor site plan & hardship variance applications to construct a pool in the front yard setback, submitted by Lighthouse Pointe Marina Condo Associations of Cape May, Inc., for the location known as Block 806, Lot 4.01, 5101 Shawcrest Road. (SP 09-1)
4. Preliminary & final site plan & hardship variance application to construct a two story addition to an existing office building. Hardship variance needed for front & rear yard setbacks and number of parking spaces, submitted by Families Matter, LLC for the location known as Block 114, Lot 33, 889 Bayshore Road, Villas. (SP 09-3)

D. NEW BUSINESS:

5. Dune review application to construct a single family dwelling, submitted by Richard & Lorraine Strauss for the location known as Block 512.14, Lot 28, 2805 Shore Drive, Villas. (DUNE 09-9)