

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP PLANNING BOARD

Submitted for April 14, 2011 - 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 March 17, 2011:

McPherson: Block 752.01, Lot 10.01

### B. DISCUSSION ONLY:

1. **Discussion of the legal ramifications concerning the new AASHTO sight triangle when it encroaches on property not owned by the applicants.**

2. Re-examination of the Lower Township Master Plan; Airport Hazard Zoning District 400-27 H - permitted uses. Addition of GB, GB-1 and flea market uses.

### C. NEW BUSINESS:

3. Minor site plan application to add solar panels to the existing golf course for the golf course use, submitted by Cape Country Club, Inc., for the location known as Block 510, Lot 3, 635 U. S. Route 9. (SP11-1)

4. Minor site plan & hardship variance application for a laundromat and four (4) commercial units. Hardship variances needed for number of parking spaces, parking buffer, number of signs, sign area and coverage, submitted by 1804 Bayshore, LLC for the location known as Block 263, Lot 8, 1804 Bayshore Road, Villas. (SP 11-2)

5. Minor site plan application to construct a 16 x 18 sunroom addition, submitted by St. John Neumann for the location known as Block 741.03, Lot 7.01, 680 Townbank Road. (SP 11-3)

6. Extension of filing time for minor subdivision, submitted by Herman & Kathleen Poehler & John & Kathleen Mast for the location known as Block 628, Lot 101 and Block 620.01, Lot 15, 504 Townbank Road, North Cape May, (SUB 1383A)