

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 March 5, 2009 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use & hardship variances & preliminary & final site plan applications to construct a 1st floor addition to expand an existing medical supply building, an another 1st floor addition for a two car garage and a 2nd floor addition for two separate living facilities, relocate sign hardship variance needed for parking within the buffer, submitted by FLCH, LLC for the location known as Block 259, Lots 3-5, 1638 Bayshore Road, was conditionally approved.
2. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage and width, submitted by Daniel B. Harris, Jr., for the location known as Block 21, Lots 26, 27, 53 & 54, 237 East Florida Avenue, was conditionally approved.
3. Hardship variance application to construct an addition to the existing single family dwelling connecting to the existing garage encroaching into the side & rear yard setback, submitted by William & Jean Young for the location known as Block 62, Lot 14, 109 DeSoto Avenue, was conditionally approved.
4. Use & hardship variance applications to construct 25 residential units on a site containing a restaurant and a marina, hardship variances needed for front & side yard setbacks and location of parking, submitted by Two Mile Associates, LLC for the location known as Block 820, Lots 2.01, 3.02, 4.02, 5.02 & 6, Ocean Drive, was continued until the April 2, 2009 meeting at the applicant's request.

5. The following resolutions concerning applications heard on February 5, 2009 were approved:

Wolfe: Block 733, Lots 7 & 8

Dera: Block 458, Lots 11 & 12

Commercial Services, Inc.: Block 52, Lots 10 & 11

Commercial Services, Inc.: Block 97, Lot 28

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