

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for March 5, 2009 - 7: PM

A. MEETING CALLED TO ORDER

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

Approval of Annual Variance Report and adoption of Resolution #09-15- ZBA subject to MLUL 40:55D-71.1.

Approval of resolution concerning applications heard on February 5, 2009:

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

B. OLD BUSINESS:

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, Villas. (ZBA 3141)

C. NEW BUSINESS:

2. Interpretation that Lots 26 & 27 are not merged with Lots 53 & 54 and 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, Villas. (ZBA 3145)

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, Villas. (ZBA 3146)

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, Cape May. (ZBA 3147)
APPLICANT HAS REQUESTED THE APPLICATION BE CONTINUED UNTIL THE APRIL 2, 2009 MEETING.

5. Informal discussion regarding two detached single family dwellings as opposed to attached duplexes, submitted by Bruce Waterman for the location known as Block 495.01, Lots 7.01 & 7.02, 152 Fishing Creek Road. (ZBA 3148)