

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 June 4, 2009 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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 July 2, 2009 meeting at the applicant's request.
2. Use & hardship variance applications to construct a new single family dwelling in the GB-II zone, hardship variance needed for lot area, frontage, width, depth, front & rear yard setbacks, submitted by Bernard Dera for the location known as Block 169, Lot 1, 1418 Bayshore Road, was conditionally approved.
3. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width, submitted by Commercial Services, Inc., for the location known as Block 536, Lots 18 & 19, 30 Racetrack Drive, was conditionally approved.
4. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width, submitted by Lisa DeNoto for the location known as Block 97, Lots 29 & 30, 156 East Atlantic Avenue, was conditionally approved.
5. Hardship variance application to construct an enclosed porch exceeding the allowed building coverage, submitted by Ronald & Lorraine Roddy for the location known as Block 311, Lots 33.02 & 34, 114 Walnut Avenue, was continued until the July 2, 2009 meeting.
6. Hardship variance application to construct a 12 x 56 addition exceeding the allowed building coverage, submitted by Ronald J. Roemhild for the location known as Block 168, Lots 11 & 12, 11 Matthews Avenue, was conditionally approved.

7. The following resolutions concerning applications heard on May 7, 2009 were approved:

Bowman: Block 752.01, Lot 18.05

Haywood: Block 500.01, Lot 51

Milstead: Block 334.07, Lot 9

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