

# 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 July 2, 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 denied.
2. 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 conditionally approved.
3. Hardship variance application to demolish the existing single family dwelling and construct a new single family dwelling on a lot deficient in lot area, frontage, width, depth, encroaching into the front, sides and rear yard setbacks and exceeding the allowed building coverage, submitted by Scott & Gail Nem for the location known as Block 815, Lot 9, 713 West Rio Grande Avenue, was conditionally approved.
4. Use & hardship variance and minor subdivision applications for the creation of three newly described lots. Use variance needed for detached dwellings on one lot. Hardship variances needed for frontage & width, submitted by Neva & Leonard Sachar for the location known as Block 792, Lot 1.04, 656 Sunset Blvd, was continued until the August 6, 2009 meeting.
5. Minor site plan & hardship variance applications to increase the size of the free standing size from 35 square feet to 42 square feet, submitted by FLCH, LLC (AABA Medical Supply) for the location known as Block 259, Lots 3-5, 1638 Bayshore Road, was continued until the August 6, 2009 meeting.

6. Hardship variance application to construct an addition to existing single family dwelling encroaching into the side yard setback and exceeding the allowed building coverage, submitted by Ron Brown for the location known as Block 752.04, Lot 5, 8 Melody Court, was conditionally approved.
7. Use variance application to allow an in-law's quarters in a detached garage, submitted by Jon Jacoby for the location known as Block 752.01, Lot 5.08, 8 Bridge Lane, was continued until the August 6, 2009 meeting.
8. Hardship variance application to construct a 12 x 24 sunroom encroaching into the front & side yard setbacks and exceeding the allowed building coverage, submitted by Patricia Demnisky-Green for the location known as Block 752.01, Lot 28, 765 Stimpson Lane, CONTINUED UNTIL THE AUGUST 6, 2009 MEETING DUE TO DEFICIENT NOTICE.
9. The following resolutions concerning applications heard on June 4, 2009 were approved:  
  
Dera: Block 169, Lot 1  
Commercial Services, Inc.: Block 536, Lots 18 & 19  
DeNoto: Block 97, Lots 29 & 30  
Roemhild: Block 168, Lots 11 & 12

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.

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William J. Galestok, PP,AICP  
Director of Planning