

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for July 2, 2009 - 7: PM

### A. MEETING CALLED TO ORDER

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

Approval of resolution concerning applications heard on June 4, 2009:

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

### B. OLD BUSINESS:

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, Cape May. (ZBA 3147)
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, Villas. (ZBA 3156)

### C. NEW BUSINESS:

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, Shawcrest. (ZBA 3158)

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. (ZBA 3159 & SUB 1370)
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 (ABBA Medical Supply) for the location known as Block 259, Lots 3-5, 1638 Bayshore Road, Villas. (ZBA 3160)
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, South of Canal. (ZBA 3161)
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, South of Canal. (ZBA 3162)
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, South of Canal. (ZBA 3163) CONTINUED UNTIL THE AUGUST 6, 2009 MEETING DUE TO DEFICIENT NOTICE.