

# 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 August 6, 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 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 September 3, 2009 meeting at the applicant's request.
2. Minor site plan & hardship variance applications to increase the size of the free standing sign from 35 square feet to 42 square feet and front yard setback, submitted by FLCH, LLC (AABA Medical Supply) for the location known as Block 259, Lots 3-5, 1638 Bayshore Road, was conditionally approved.
3. 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 conditionally approved.
4. 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, was conditionally approved.
5. Hardship variance application to allow covered front deck encroaching into the front and side yard setbacks, submitted by Raymond & Linda Krause for the location known as Block 123, Lots 7 & 27, 237 West Delaware Parkway, was conditionally approved.
6. Hardship variance application to construct a roof over an existing deck encroaching into the front yard setback, submitted by John Rotella for the location known as Block 512.28, Lot 9, 3103 Bay Drive, was conditionally approved.

7. Hardship variance application to construct a 15 x 18 patio enclosure encroaching into the side yard setback, submitted by John & Margaret Thornton for the location known as Block 33, Lot 9, 230 East Florida Avenue, was conditionally approved.

8. The following resolutions concerning applications heard on July 2, 2009 were approved:

Two Mile Associates, LLC: Block 820, Lots 2.01, 3.02, 4.02, 5.02 & 6

Roddy: Block 311, Lots 33.02 & 34

Nem: Block 815, Lot 9

Brown: Block 752.04, Lot 5

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