

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for August 6, 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 July 2, 2009:

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

B. DISCUSSION ONLY:

1. Discussion of Permit Extension Act of 2008.
2. Discussion of "Bulletin Board" for applications; to give the general public a greater understanding of the process. (Suggested by a Township resident)

C. OLD BUSINESS:

3. 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)
CONTINUED UNTIL THE SEPTEMBER 3, 2009 MTG. AT THE APPLICANT'S REQUEST.
4. Minor site plan & hardship variance applications to increase the size of the free standing sign 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, Villas. (ZBA 3160)

5. 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)
6. 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)
- D. NEW BUSINESS:
7. 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, Villas. (ZBA 3164)
8. 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, Villas. (ZBA 3165)
9. 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, Villas. (ZBA 3166)