

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 September 3, 2009 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use variance was found not to apply because of a decrease in intensity of use. Hardship variances for more than one flag lot created from the existing subdivided lot and a driveway located within six (6) feet of the common driveway property line was approved. Additionally the detached duplex on existing Lot 2.01, commonly known as the 'lake cottage', was issued a certificate certifying it as a legal non-conforming use because the structure existed before the adoption of the Ordinance which rendered the use and structure non-conforming. The flag lot subdivision was conditionally approved with two (2) 40' poles, submitted by Neva & Leonard Sachar for the location known as Block 792, Lot 1.04, 656 Sunset Blvd.
2. Hardship variance application to convert an existing single family dwelling into a duplex, submitted by Marcello Mogavero for the location known as Block 104, Lots 1-5, 116 Tomlin Avenue, was conditionally approved.
3. Hardship variance application to construct a second floor screen room encroaching into the side & rear yard setbacks, submitted by Albert & Carol Ann Pace for the location known as Block 517, Lots 8-10, 20 Pinewood Road, was conditionally approved.
4. Hardship variance application to enclose the existing front deck and construct a wheelchair ramp on the side of the house, encroaching into the front yard setback and exceeding allowed building coverage, submitted by Leroy & Iriini Sheets, Jr., for the location known as Block 500.01, Lots 54.08 & 54.09, 529 Shunpike Road, was conditionally approved.
5. Hardship variance application to construct an inground pool in front yard encroaching into the front yard setback and six foot fence in front yard and site triangle, submitted by Keith & Beverly Briggs for the location known as Block 410.03, Lot 7, 43 Iowa Avenue, was conditionally approved.

6. The following resolutions concerning applications heard on August 6, 2009 were approved:

FLCH, LLC: Block 259, Lots 3-5
Jacoby: Block 752.01, Lot 5.08
Demnisky-Green: Block 752.01, Lot 28
Krause: Block 123, Lots 7 & 27
Rotella: Block 512.28, Lot 9
Thornton: Block 33, 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