

# 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 November 5, 2009 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Hardship variance application to construct an addition encroaching into the front yard setback and exceeding the allowed building coverage, submitted by George Doherty for the location known as Block 500.01, Lots 9 & 10, 552 Seashore Road, was conditionally approved.
2. Hardship variance application to construct a single family dwelling and two accessory buildings. Hardship variance needed for accessory use larger than principal structure and exceeding the allowed building coverage, submitted by James Hemingway for the location known as Block 753.01, Lot 18.02, 3 Oreo Way, was conditionally approved.
3. Use & hardship variance & technical major subdivision for the creation of two newly described lots in the GB-II zone. Hardship variances needed for lot area, frontage, width & depth, submitted by Commercial Services, Inc., for the location known as Block 71, Lot 27 & Block 111, Lots 33 & 34, 713 Bayshore Road, was conditionally approved.
4. Hardship variance application to demolish and existing single family dwelling and construct a new single family dwelling on same footprint, on a lot deficient in lot area, frontage, and width and encroaching into the front & side yard setbacks, submitted by Dolores Morroni for the location known as Block 38, Lot 14, 17 East St. Johns Avenue, was conditionally approved.
5. The following resolutions concerning applications heard on October 1, 2009 were approved:

Cusella: Block 497.07, Lot 28

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