

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for November 5, 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 October 1, 2009:

Cusella: Block 497.07, Lot 28

### B. NEW BUSINESS:

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. (ZBA 3171)
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, South of Canal. (ZBA 3173)
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, Villas. (ZBA 3174 & SUB 1371)
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, Villas (ZBA 3175)