

# 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 March 4, 2010 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 single family dwellings. Hardship variances needed for frontage, width, side & rear yard setbacks, submitted by Steven & Mary Ewing, Irene Ewing & Jersey Cape Motel, Inc. for the location known as Block 510, Lots 13.01, 13.02 & 34, 769-711-733 Route 109, was conditionally approved.
2. Hardship variance application to construct a screen porch encroaching into the rear yard setback, submitted by Ralph E.J. Boerner for the location known as Block 512.22, Lot 5, 3304 Bybrook Drive, was conditionally approved.
3. Use & hardship variances, preliminary & final site plan applications to enlarge an existing restaurant (Marie Nicole's) to increase the size of the kitchen, enclose the porch dining area, relocate the walk-in freezer and loading zone and add a paver entrance, hardship variance needed for front yard setback & buffer encroachment, submitted by 9510 Associates, Inc., for the location known as Block 697, Lots 3-7, 9510 Pacific Avenue, was conditionally approved.
4. Minor site plan application to modify Resolution #08-25-ZBA, install landscaping along rear property line, install no parking signs, have a permanent bar on outside patio and relocate shed, submitted by Bayshore Holdings I, LLC for the location known as Block 499.02, Lot 33.16, 3729 Bayshore Road, was conditionally approved.

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