

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for March 4, 2010 - 7: PM

A. MEETING CALLED TO ORDER

Approval of minutes of past meeting, Engineer's vouchers, etc.

B. DISCUSSION ONLY:

1. Distribution of DVD's for "The Rights and Duties of a Volunteer in Local Government".

C. NEW BUSINESS:

2. 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. (ZBA 3181 & SUB 1376)
3. 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. (ZBA 3183)
4. 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, Diamond Beach. (ZBA 3184)
5. 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, North Cape May. (ZBA 3182-A)