

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 May 6, 2010 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use variance & minor subdivision applications for the creation of three (3) newly described lots for single family dwellings, submitted by Bernard Dera for the location known as Block 410.22, Lot 6, 312 Fulling Mill Road, was conditionally approved.
2. Use & hardship variance & minor subdivision applications for the creation of two (2) newly described lots for single family dwellings. Hardship variances needed for lot area, frontage, width, depth, front, side & rear yard buffer, submitted by Park Properties, LLC, for the location known as Block 410.01, Lot 38.02, 254 Ludlam Drive, was continued until the June 3, 2010 meeting due to deficient notice.
3. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage, width, encroaching into the side yard setbacks and exceeding allowed building coverage, submitted by Bernard Dera for the location known as Block 97, Lot 2, 102 East Atlantic Avenue, was conditionally approved.
4. Hardship variance application to construct a single family dwelling on a lot deficient in lot area and depth, submitted by Bernard Dera for the location known as Block 446, Lots 1 & 2, 338-340 U. S. Route 9, was conditionally approved.
5. Hardship variance application to construct a sunroom encroaching into the rear yard setback, submitted by Ed Ranalli for the location known as Block 446, Lot 1, 987 Fay Avenue, was continued until the June 3, 2010 meeting due to deficient notice.
6. The following resolutions concerning applications heard on April 1, 2010 were approved:

Herker: Block 48, Lot 1

Polis: Block 468, Lots 1, 2 & 16

Sachar: Block 792, Lot 1.04

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