

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 June 3, 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 & 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 conditionally approved.
2. Hardship variance application to construct a sunroom encroaching into the rear yard setback, submitted by Ed Ranalli for the location known as Block 467, Lot 24, 987 Fay Avenue, was conditionally approved.
3. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width, submitted by LDTD Developers, LLC for the location known as Block 512.08, Lot 2988, 409 Baywyn Road, was conditionally approved.
4. Hardship variance application to construct an addition encroaching into the side yard setback and exceeding allowed building coverage, submitted by Luke & Roxann Donahue for the location known as Block 494.43, Lot 17, 3112 Hemlock Road, was conditionally approved.
5. Use & hardship variances & minor subdivision applications for the creation of two (2) newly described lots. Use variance needed for lot containing non-conforming use. Hardship variances needed for lot area, frontage & width, submitted by Elayne Brick & William Quigley for the location known as Block 551, Lots 1-7, 13 Delford Road, was conditionally approved.
6. Hardship variance application to construct a covered porch encroaching into the side yard setback, submitted by Sheri Waide for the location known as Block 753.04, Lot 10.01, 941 Seashore Road, was denied.

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7. Hardship variance application to construct a deck encroaching into the front yard setbacks, submitted by Susan Moreinis & Charles Penza for the location known as Block 512.04, Lot 2896, 514 Baywyn Road, was denied.
8. Hardship variance application to allow six (6) foot fence in front yard and pool in front yard, submitted by Erik Collins for the location known as Block 498, Lot 15,18, 18 Rabbit Run, was conditionally approved.
9. The following resolutions concerning applications heard on May 6, 2010 were approved:

Dera: Block 410.22, Lot 6
Dera: Block 97, Lot 2
Dera: Block 446, Lots 1 & 2

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