

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for June 3, 2010 - 7: PM

### A. MEETING CALLED TO ORDER

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

Approval of resolution concerning applications heard on May 6, 2010:

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

### B. OLD BUSINESS:

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. (ZBA 3187 & SUB 1379)
2. 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, Erma. (ZBA 3190)

### C. NEW BUSINESS:

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, Villas. (ZBA 3191)
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. (ZBA 3192)

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. (ZBA 3193 & SUB 1380)
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. (ZBA 3194)
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, Villas. (ZBA 3195)
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. (ZBA 3196)