

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 October 7, 2010 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Final site plan application to expand the existing custom automobile repair shop and to create a self-storage facility, submitted by James Hemingway for the location known as Block 334.01, Lot 3, 2010 Bayshore Road, was denied without prejudice.
2. Use & hardship variance, preliminary & final site plan & waiver applications to reestablish an automobile repair facility. Use variance needed for not having residential use. Hardship variance needed for sign area, submitted by Louis H. Altobelli, Jr., for the location known as Block 500.01, Lot 20.03, 600 Seashore Road, was denied.
3. Hardship variance application to construct a 10 x 20 addition in place of the existing deck (same size) exceeding allowed building coverage, submitted by James & Eileen Waters for the location known as Block 375, Lots 35 & 37, 206 Village Road, was conditionally approved.
4. Extension of filing time for minor subdivision, submitted by Steven & Mary Ewing, Irenee Ewing & Jersey Cape Motel, Inc. for the location known as Block 510, Lots 13.01, 13.02 & 34, 769-711-733 Route 109, was approved.
5. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width, submitted by Christian Jurvic for the location known as Block 517, Lots 37 & 38, 2 Pinewood Road, was conditionally approved.
6. Use variance & minor subdivision applications for the creation of three newly described lots, submitted by Bernard Dera for the location known as Block 410.01, Lot 71.03, 42 East Greenwood Avenue, was continued until the November 4, 2010 meeting.

7. Use & variance & preliminary site plan applications to construct a "solar farm". Variance needed for size of signage, submitted by Amusement Partnership USA for the location known as Block 510, Lots 18 & 8.01, 705 Route 9, was conditionally approved.
8. The following resolutions concerning applications heard on September 2, 2010 were approved:

English: Block 140, Lot 7

Helbig: Block 123, Lot 12

Polvino: Block 565, Lot 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