

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for October 7, 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 September 2, 2010:

English: Block 140, Lot 7
Helbig: Block 123, Lot 12
Polvino: Block 565, Lot 2

B. DISCUSSION ONLY:

1. Discussion of change to Victoria Commons (Conifer, Inc.) site improvement, "stone walking path - durable asphalt surface;" Mark Sray, PE

C. OLD BUSINESS:

2. 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, Villas. (ZBA 3197)
3. 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. (ZBA 3202)

D. NEW BUSINESS:

4. 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, Villas. (ZBA 3205)

5. 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. (ZBA 3181A & SUB 1376A)
6. 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. (ZBA 3206)
7. 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, Villas. (ZBA 3207 & SUB 1383)
8. Use & variance & preliminary & final 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. (ZBA 3208)