

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 November 4, 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 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 December 2, 2010 meeting at the applicant's request.
2. 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, was continued until the December 2, 2010 meeting at the applicant's request.
3. Use variance & minor site plan applications to convert a commercial store to a residential apartment, submitted by Eugene Spirito for the location known as Block 806, Lot 4.01, 5103 Shawcrest Road, was conditionally approved.
4. Hardship variance application to construct a front porch encroaching into the front yard setback and a rear addition encroaching into the side yard setback, submitted by Barbara & Dennis Smith for the location known as Block 625, Lot 7, 400 Whildam Avenue, was conditionally approved.
5. Hardship variance application to demolish the existing single family dwelling and construct a new single family dwelling on a lot deficient in lot area, depth, encroaching into the front and side yard setbacks and exceeding the allowed building coverage, submitted by Donna Macko-Fister for the location known as Block 761, Lots 17-21, 809 Wilson Street, was conditionally approved.

6. The following resolutions concerning applications heard on October 7, 2010 were approved:

Altobelli: Block 500.01, Lot 20.03

Waters: Block 375, Lots 35 & 37

Ewing & Jersey Cape Motel: Block 510, Lots 13.01, 13.02 & 34

Jurvic: Block 517, Lots 37 & 38

Amusement Partnership USA: Block 510, Lots 18 & 8.01

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