

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for November 4, 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 October 7, 2010:

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

### B. OLD BUSINESS:

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, Villas. (ZBA 3207 & SUB 1383)
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. (ZBA 3208)

### C. NEW BUSINESS:

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. (ZBA 3209)
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 and closer to accessory building than permitted, submitted by Barbara & Dennis Smith for the location known as Block 625, Lot 7, 400 Whildam Avenue, NCM. (ZBA 3210)

5. Informal discussion regarding residential use in the General Business zone, submitted by Bruce Waterman for the location known as Block 495.01, Lot 13.01, 115 Breakwater Road. (ZBA 3211)
  
6. 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, South of Canal. (ZBA 3212)