

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 May 5, 2011 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use & hardship variances & minor site plan applications to have an above ground fuel tank, replacing an underground tank and eight (8) foot fence surrounding the tank, submitted by Verizon New Jersey, Inc., for the location known as Block 252, Lots 18-20 & 37-41, 41 Locust Road, was continued until the June 2, 2011 meeting.
2. Preliminary & final site plan applications to construct 33 age restricted single family residences in a condominium regime, submitted by Bruce & Eliza Waterman for the location known as Block 495.01, Lot 13.01, 115 Breakwater Road; preliminary approval was conditionally approved. Final site plan was withdrawn until a later date.
3. Hardship variance application to construct an addition encroaching into the side yard setback, submitted by Charles & Barbara Dick for the location known Block 752.01, Lot 36.01, 1057 Shunpike Road, was conditionally approved.
4. Hardship variance application to construct a porch encroaching into the front yard setback and exceeding allowed building coverage, submitted by George Doherty for the location known as Block 500.02, Lot 9, 552 Seashore Road, was conditionally approved.
5. Hardship variance application to demolish the existing single family dwelling and construct a new single family dwelling in the same footprint. Hardship variances needed for lot area, frontage, width, depth, front, side & rear yard setbacks and exceeding the allowed building coverage, submitted by Stephen Rahter for the location known as Block 815, Lot 16, 703 West Rio Grande Avenue, was conditionally approved.
6. Extension of hardship variance approval, submitted by Beverly Jordan for the location known as Block 494.49, Lot 10, 304 Baywood Drive, was approved.

7. Hardship variance application to construct a roofed deck encroaching into the front yard setback, submitted by Lillian C. Wille for the location known as Block 624, Lot 6, 402 Eldredge Avenue, was conditionally approved.
8. Hardship variance application to construct an addition encroaching into the rear yard setback and exceeding allowing building coverage, submitted by Richard & Maureen Sandman, for the location known as Block 680, Lot 2, 701 Indian Avenue, was conditionally approved.
9. The following resolutions concerning applications heard on April 7, 2011 were approved:

Schiffbauer: Block 753.19, Lot 3

Adam George, Inc.: Block 451.01, Lots 4 & 5.01

Lippman & Halbruner: Block 775, Lots 1-5

Waterman: Block 495.01, Lot 13.01

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