

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for May 5, 2011 - 7: PM

A. MEETING CALLED TO ORDER

Approval of minutes of past meeting, Engineer's vouchers, etc.

Approval of resolution concerning applications heard on April 7, 2011:

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

B. OLD BUSINESS:

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, Villas. (ZBA 3216)
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. (ZBA 3222)
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, South of Canal. (ZBA 3223)
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. (ZBA 3224)

C. NEW BUSINESS:

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, Shawcrest. (ZBA 3225)
6. Extension of hardship variance approval, submitted by Beverly Jordan for the location known as Block 494.49, Lot 10, 304 Baywood Drive. (ZBA 3226)
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, North Cape May. (ZBA 3227)
8. Use & hardship variance applications to build a detached living unit for family use only. Hardship variances needed for side & rear yard setbacks, submitted by Richard & Maureen Sandman, for the location known as Block 680, Lot 2, 701 Indian Avenue, North Cape May. (ZBA 3228)