

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for June 2, 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 May 5, 2011:

Waterman: Block 495.01, Lot 13.01

Dick: Block 752.01, Lot 36.01

Rahter: Block 815, Lot 16

Jordan: Block 494.49, Lot 10

Wille: Block 624, Lot 6

Sandman: Block 680, Lot 2

Doherty: Block 500.02, Lot 9

B. DISCUSSION:

1. Discussion of a detention pond fence for the North Cape May Wawa store. (ZBA 3130)
2. Discussion of Finding of Fact #18, 'distance to fire hydrant', Resolution #11-16-ZBA, Bruce & Eliza Waterman use variance resolution approved at the May 5, 2011 ZBA meeting.

C. OLD BUSINESS:

3. 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)

D. NEW BUSINESS:

4. Appeal of decision of Zoning Official/Construction Official in granting zoning approval and building permit to erected solar panels on adjacent neighboring property, submitted by Martin Fernandi for the location known as Block 753.04, Lot 8, 939 Seashore Road. (ZBA 3229)

5. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage, width & depth, submitted by Bernard Dera for the location known as Block 109, Lot 15, 26 Washington Avenue, Villas. (ZBA 3231)