

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## NOTICE OF DECISION

### Lower Township Planning Board

The Lower Township Planning Board, at a regularly scheduled meeting held on March 18, 2021 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Variances needed for lot area, frontage & width, submitted by Lisa Englebert for the location known as Block 524, Lots 79-83, 4 Brookdale Avenue, was continued until the April 15, 2021 meeting at the applicant's request.
2. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Variances needed for lot area, depth & side yard setback, submitted by Jamie & Brian Plata for the location known as Block 322, Lots 18-22, 82 Warwick Road, was conditionally approved.
3. Minor subdivision & hardship variance applications for the creation of three (3) newly described lots. Variances needed for lot frontage & width, submitted by Jason Dilworth for the location known as Block 501, Lot 29.01, 770 Seashore Road, was conditionally approved.
4. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Variances needed for lot area, frontage & width, submitted by 405 First, LLC for the location known as Block 530, Lots 43-48, 23 Folsom Drive, was conditionally approved.
5. Extension of site plan approval to allow the continued use of the concession trailer, submitted by William Bright for the location known as Block 795, Lot 154.01, 1044 West Rio Grande Avenue, was approved for a three (3) year extension.
6. Minor site plan waiver application to operate an auto repair shop at an existing structure, submitted by Brent's Auto Care, LLC for the location known as Block 410.10, Lot 13, 302 Fulling Mill Road, was approved.

7. The following resolutions concerning applications heard on February 18, 2021, was approved:

Dolphin Dock, LLC & Miss Chris, LLC: Block 764, Lots 32-45 & Block 766, Lots 9-22 & 23.01

N. L. Martucci Properties, LLC: Block 232, Lots 10-13

8. The following resolution concerning application heard on March 18, 2021, was approved:

Dilworth: Block 501, Lot 29.01

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.

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William J. Galestok, PP,AICP  
Director of Planning