

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 January 7, 2021 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use variance & preliminary & final site plan applications to construct and operate a wireless communication facility with a 147' tower and equipment area, submitted by New Cingular Wireless PCS, LLC d/b/a At & T Mobility for the location known as Block 501, Lot 30, 780 Seashore Road, (Cold Spring Presbyterian Church.), was CONTINUED UNTIL THE FEBRUARY 4, 2021 MEETING AT THE APPLICANT'S REQUEST.
2. Use variance application to construct a 2nd single family dwelling on the lot, submitted by Rustin & Karen Cassway for the location known as Block 751, Lot 2.06, 710A New England Road, was conditionally approved.
3. Hardship variance application to construct a 9 x 20 addition encroaching into the rear yard setback, submitted by Walter Iacone for the location known as Block 512.09, Lot 3074, 3702 Bybrook Drive, was conditionally approved.
4. Hardship variance application to demolish a portion of the rear of the existing single family dwelling, rebuild that section and an addition encroaching into the side yard setback and exceeding the allowed building coverage and to allow a six (6') foot fence in the front yard, submitted by Colette McCutcheon for the location known as Block 505, Lot 26, 807 Seashore Road, was conditionally approved.
5. Hardship variance application to demolish the existing single family dwelling and construct a new single family dwelling on a lot deficient in lot area, frontage, width, depth, encroaching into the side yard setbacks and exceeding the allowed building coverage, submitted by Janet Burns for the location known as Block 505, Lot 4, 711 Seashore Road, was conditionally approved.

6. Hardship variance to construct a 30 x 30 detached garage in the front yard, submitted by Andrew & Sonja Polash for the location known as Block 508.01, Lot 8.14, 4 Rossi Drive, was CONTINUED UNTIL THE FEBRUARY 4, 2021 MEETING DUE TO DEFICIENT NOTICE.
7. Use & variance & revised site plan applications to expand the building footprint to include an elevator and pool equipment storage area, utilize the existing grass parking facility located on Block 703, Lots 1-7 & 30-32.01 for valet parking only. Use variance needed for off-site parking. Variance for four-foot high landscape buffer for the off-site parking, submitted by Achristavest Pier 6600, LLC for the location known as Block 710.01, Lot 1-12.02, Block 710.02, Lots 1.01-1.03 & Block 703, Lots 1-7 & 30-32.01, 9701 Atlantic Avenue & Seaview Avenue, was continued until the February 4, 2021 meeting.
8. Hardship variance application to construct a 16 x 30 side addition and 12 x 16 screen porch encroaching into the side yard setback and exceeding the allowed building coverage, submitted by Harold & Mary Carter for the location known as Block 753.01, Lot 27.03, 1109 Seashore Road, was conditionally approved.
9. Extension of hardship variance approval, submitted by Arthur Craig for the location known as Block 753.01, Lot 19.03, 1039 Seashore Road, was approved for a three (3) year extension.
10. The following resolutions concerning applications heard on December 3, 2020, were approved:

Bayshore Sportsman Club, Inc.: Block 410.01, Lots 67 & 65.04
New Cingular Wireless PCS, LLC d/b/a AT & T Mobility: Block 410.01, Lot 36.01
Breithaupt: Block 227, Lots 15-17
Cape Home Investments, LLC: block 334.13, Lots 3 & 4
Emigholz: Block 494.13, Lot 2
Pawlus: Block 86, Lots 5-7

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