

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 826-2005

REVISED
11-2-22

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for November 3, 2022 - 6:00 PM

A. MEETING CALLED TO ORDER

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

Approval of resolutions concerning applications heard on October 6, 2022:

103 W Drumbed Road, LLC
Ottaviano

Block 246, Lot(s) 5-7
Block 742.03, Lot 3

B. OLD BUSINESS

1. Use variance application for the construction of a dwelling unit above and existing masonry garage, submitted by Diane Suiter for the location known as Block 505, Lot 8, 719 Seashore Road, Cape May (ZBA 3555)
2. Use & hardship variance applications to demolish a portion of the existing single-family dwelling, leaving a detached garage. Proposed new single-family dwelling and a living unit over the detached garage. Hardship variance needed for lot area, front yard setback, side yard setback, gross floor area, and max building coverage of an accessory, submitted by Shelley Rhoads for the location known as Block 224, Lot 1+2, 301 Cardinal Ave., Villas (ZBA 3554).

C. NEW BUSINESS

3. Hardship variance application for the construction of a second level on an existing garage. Hardship variance needed for side yard set back and lot coverage, submitted by Patience L. Carroll for the location known as Block 140, Lot 4-6, 8 Columbia St., Villas (ZBA 3557)
4. Use variance application for the conditional use of the operation of retail involving cannabis sales, submitted by Sea & Leaf, LLC for the location known as Block 690, Lot 1.01, 3860 Bayshore Road, Unit 7, North Cape May (ZBA 3558)

5. Use variance application for the conditional use of utilizing the property as storage for construction equipment, material, and employee parking, submitted by Anthony Alliano for the location known as Block 255, Lot 81.01, 204 Fulling Mill Road, Villas (ZBA 3559)
6. Use variance application for a residential single-family dwelling to be built and utilized within a General Business zone, submitted by Dennis Elia for the location known as Block 775, Lot 16, 900-906 Wissahickon Avenue (ZBA 3560)

CONTINUED UNTIL THE DECEMBER 1ST MEETING DUE TO DEFECIENT NOTICE.