

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for December 1, 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 November 3, 2022:

Suiter
Carroll
Sea & Leaf, LLC
Alliano

Block 505, Lot 8
Block 140, Lot(s) 4-6
Block 690, Lot 1.01
Block 255, Lot 81.01

B. OLD BUSINESS

1. Use & hardship variance application for the construction of a second detached dwelling unit on a single lot. Hardship variance needed for lot area, front yard setback, side yard setback, gross floor area, and max coverage of accessory, submitted by Shelley Rhoads for the location known as Block 224, Lot 1+2, 301 Cardinal Ave, Villas (ZBA 3554).
2. 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)

C. NEW BUSINESS

3. Hardship variance application for the construction of a two-story garage that would encroach into the rear yard setback, submitted by Glenn Walter Drake for the location known as Block 235, Lot 4, 202 Frances Ave, Villas (ZBA 3561)
4. Use & Hardship variance application for the construction of a second electric sign facing in a westerly direction. Use variance required for having more than one sign on the lot. Hardship variance required for the sign being electric and due to the sign's height, submitted by The Greater Wildwood Hotel & Motel Association for the location known as Block 796, Lot 60; bldg., 1 South State Highway #47, Lower Township (ZBA 3562)

5. Hardship variance application for the construction of an addition to the principal structure that would encroach into the front and side yards, and exceed building coverage, submitted by Gail Slimm for the location known as Block 112, Lot 6, 200A Millman Lane, Villas. (ZBA 3524A)