

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 November 3, 2022 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

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 was conditionally approved.
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 was continued until the December 1st meeting.
3. Hardship variance application for the construction of a second level on an existing garage. Hardship variance needed for side yard setback and lot coverage, submitted by Patience L. Carroll for the location known as Block 140, Lot 4-6, 8 Columbia St., Villas was conditionally approved.
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 was denied.
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 was conditionally approved.

6. The following resolutions concerning applications heard on October 6, 2022, were approved:

103 W Drumbed Rd, LLC
Ottaviano

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

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