

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

1. Use & hardship variance applications to construct a detached cottage encroaching into the side & rear yard setbacks and on a lot deficient in lot area and depth, submitted by Scott & Elizabeth Dare for the location known as Block 606, Lot 6, 905 Holmes Avenue, was 3533) **CONTINUED UNTIL THE APRIL 7, 2022 MEETING AT THE APPLICANT'S REQUEST.**
2. Use & hardship variance & revised site plan applications to construct a 36 x 32 outdoor bar & a 24 x 24 restroom encroaching into the front yard setback, submitted by Harpoons on the Bay for the location known as Block 571, lots 1-6 & 9-14, 91 Beach Drive, was conditionally approved.
3. Use & variance applications to convert an existing detached garage into an apartment encroaching into the side yard setback and deficient in distance between buildings, submitted by Christina Sees for the location known as Block 682, Lot 4, 1000 Rose Hill Parkway, was **CONTINUED UNTIL THE APRIL 7, 2022 MEETING.**
4. Use & hardship variance & preliminary & final site plan applications to install a pole sign, encroaching into front yard setback and exceeding the allowed height, submitted by Pacific Outdoor Advertising, LLC for the location known as Block 793, Lot 11.03, 797 Route 109, was **CONTINUED UNTIL THE APRIL 7, 2022 MEETING.**
5. Hardship variance application to move the existing house back on the lot leaving the existing garage in front of house, submitted by John Corey for the location known as Block 499.01, Lot 22.01, 675B Townbank Road, was conditionally approved.
6. The following resolutions concerning applications heard on February 3, 2022, were approved:

Seaman: Block 753.03, Lots 6 & 7.01

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.

William J. Galestok, PP,AICP
Director of Planning