

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 May 5, 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 & 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 denied.
2. Hardship variance application to construct an addition on a lot deficient in lot area, width, encroaching into the front & rear yard setbacks & exceeding the allowed building coverage, submitted by Amy Saia for the location known as Block 496.15, Lot 9, 16 Osprey Drive, was conditionally approved.
3. Hardship variance application to construct a detached garage combined with the existing garage, the accessory uses would be larger than the principal use, submitted by John Kopp, Jr., for the location known as Block 748, Lot 16.02, 4086 Bayshore Road, was conditionally approved.
4. Hardship variance application to construct a roof over a deck encroaching into the front & rear yard setbacks, submitted by Carmen Tavano for the location known as Block 733, Lots 17 & 18, 201 E. Madison Avenue, Diamond Beach. (ZBA 3543) **CONTINUED UNTIL THE JUNE 2, 2022 MEETING.**
5. Extension of hardship variance approval, submitted by Bruce Conwell, Jr., & Theresa Conwell for the location known as Block 752.04, Lot 2, 2 Melody Court, was approved.

6. The following resolutions concerning applications heard on April 7, 2022, were approved:

Sees: Block 682, Lot 4

Bratten: Block 468, Lots 1, 2 & 16

Morier: Block 752.04, Lot 4

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