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 June 2, 2022 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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, was denied without prejudice.

2. Use variance & preliminary & final site plan waiver application to add a self-serve propane tank kiosk, submitted by Amerigas Propane, L.P., for the location known as Block 216, Lot 5, 1515 Bayshore Road, was continued until the July 7, 2022 meeting.

3. Use variance & preliminary & final site plan waiver application to add a self-serve propane tank kiosk, submitted by Amerigas Propane, L.P., for the location known as Block 499.02, Lot 33.01, 3719 Bayshore Road, was continued until the July 7, 2022 meeting.

4. Use & variance, preliminary & final subdivision applications for the creation of four (4) newly described lots. Use variance to allow for residential duplexes and variance to encroach into the side yard setback, submitted by Wilson Drive Developers, LLC for the location known as Block 765, Lots 10, 12, 14-25, 878-894 1st Avenue & Wilson Drive, Schellinger Landing, was continued until the July 7, 2022 meeting.

5. The following resolutions concerning applications heard on May 5, 2022, were approved:

   Pacific Outdoor Advertising, LLC: Block 793, Lot 11.03
   Saia: Block 496.15, Lot 9
   Kopp: Block 748, Lot 16.02
   Conwell: Block 752.04, Lot 2

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