

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08253



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for November 2, 2023 - 6:00 PM

Revised  
11-1-23

### A. MEETING CALLED TO ORDER

Approval of minutes of past meeting, Engineer's vouchers, etc.

Approval of resolutions concerning applications heard on October 5, 2023:

Sea Haven Homes, LLC	207/1-20
Scorzetti	349.13/26
Demnisky	512.20/1
Kartofilow	235/12
Magdaddy, LLC	483/34

Approval of amended resolutions:

Pacific Outdoor Advertising, LLC	793/11.03
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### B. OLD BUSINESS

1. Use & hardship variance and preliminary & final site plan application for the construction of a restaurant/event building and two rental cottages. Hardship variance relief required for encroaching into the front yard setback and for an accessory structure encroaching into the side yard setback, submitted by LMC Rentals, LLC for the location known as Block 503.01, Lot(s) 8+10.01, 727+731 Town Bank Road (ZBA 3581)  
**CONTINUED TO THE DECEMBER 7<sup>TH</sup> MEETING PER APPLICANT'S REQUEST**
2. Use variance and preliminary & final site plan application for the conversion of an existing barn into a second detached dwelling, submitted by Amy Weinberger for the location known as Block 752.01, Lot 18.06, 1078 Seashore Road (ZBA 3580)
3. Hardship variance application for the creation of a duplex unit that would exceed the requirements of lot frontage, width, area, depth, and front yard for a duplex, submitted by 513 Jacksonville Avenue, LLC for the location known as Block 33, Lot(s) 19+20, 513 E. Jacksonville Avenue, Villas (ZBA 3590)

C. NEW BUSINESS

4. Use & hardship variance, and preliminary & final site plan application for the creation of two (2) duplexes on the same lot within the GB-1 (General Business 1) Zone. Hardship variances required for encroachment into the rear and side yard setbacks, submitted by LJKQ Real Estate NJ, LLC for the location known as Block 712, Lot(s) 3-5, 9850 Pacific Avenue (ZBA 3589)
5. Use variance and revised site plan application for the expansion of an existing kitchen facility, submitted by Harpoons on the Bay for the location known as Block 571, Lot(s) 1-6+9-14, 91 Beach Drive, North Cape May (ZBA 3420C)
6. Use variance application for the construction of two duplexes and two single-family dwellings within the GB-1 (General Business 1) Zone, submitted by Grand Spirit, LLC for the location known as Block 722, Lot(s) 1-5+30, 10000 Pacific Avenue (ZBA 3576A)
7. Hardship variance application for the construction of a new single-family residence on a vacant lot that is deficient in lot frontage, width, area, and principal coverage, submitted by Robert J. Salasin for the location known as Block 512.12, Lot 2944, 502 Fern Road (ZBA 3594)
8. Hardship variance application for the construction of a new single-family residence on a vacant lot that is deficient in lot frontage, width, area, and principal coverage, submitted by Power Home Improvements, LLC for the location known as Block 512.12, Lot 2945, 504 Fern Road (ZBA 3595)
9. Hardship variance application for the enclosing of an existing breezeway between the principal structure and garage that would exceed principal lot coverage and encroach into the rear yard setback, submitted by David & Eileen Latini for the location known as Block 114, Lot(s) 17-20, 119 Bay Avenue, Villas (ZBA 3593)

D. DISCUSSION

10. Amendment of resolution with new findings of fact regarding the Pacific Outdoor Advertising, LLC application. (ZBA 3537)