

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 5, 2020 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use variance application to allow a self-storage facility, submitted by Cape May Storage, LLC for the location known as Block 749, Lots 1.07 & 6, 1024 Shunpike Road, was denied.
2. Use & variance applications to construct a 60 x 27 addition to an existing clubhouse on a lot deficient in lot frontage, submitted by Bayshore Sportsman Club, Inc., for the location known as Block 410.01, Lots 67 & 65.04, 315 Arizona Avenue, was continued until the December 3, 2020 meeting.
3. Use variance & preliminary and final site plan applications to construct a 145' tall wireless communication monopole with a 5' lightning rod and an equipment compound and equipment, not meeting the height requirement, submitted by New Cingular Wireless PCS, LLC d/b/a AT& T Mobility for the location known as Block 410.01, Lot 36.01, Breakwater Road, was continued until the December 3, 2020 meeting.
4. Use variance application to expand a duplex, submitted by Linda & Fenton Breithaupt for the location known as Block 227, Lot 15-17, 129 Cardinal Avenue, was continued until the December 3, 2020 meeting.
5. Extension of hardship variance approval, submitted by Howard & Lizabeth Nathan for the location known as Block 512.12, Lot 2949, 3702 Shore Drive, was approved for a three (3) year extension.
6. Hardship variance application to construct a 20' x 13.5' addition encroaching into the rear yard setback, submitted by Susan FitzPatrick for the location known as Block 538, Lots 32 & 33, 21 Beverly Road, was conditionally approved.

7. Hardship variance application to construct a single family dwelling encroaching into the front yard setback, submitted by John Lipari for the location known as Block 560, Lots 3 & 4 and Block 557.01, Lot 57, 77 Beach Drive, was conditionally approved.
8. Use & hardship variances & minor subdivision applications for the creation of two (2) newly described lots. Use variance to allow residential in a GB-II zone and hardship variances needed for lot area & front yard encroachment, submitted by Cape Home Investments, LLC for the location known as Block 334.13, Lots 3 & 4, 2300 Bayshore Road, was continued until the December 3, 2020 meeting.
9. Hardship variance application to construct a front porch encroaching into the front yard setback, submitted by Susan Rich & Steve Welch for the location known as Block 641, Lot 11, 1501 Franklin Avenue, was conditionally approved.
10. The following resolutions concerning applications heard on October 1, 2020, were approved:

Mid-Atlantic Center for the Arts: Block 752.01, Lots 40 & 41

Perry: Block 630, Lot 8

Colleluori: Block 372, Lots 7 & 8

N L Properties, LLC: Block 140, Lots 7 & 8

Papa: Block 494.01, Lot 27.28

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