

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 December 3, 2020 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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 conditionally approved.
2. 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 denied.
3. 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 conditionally approved.
4. 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 conditionally approved.
5. Use variance & preliminary & final site plan applications to construct and operate a wireless communication facility with a 147' tower and equipment area, submitted by New Cingular Wireless PCS, LLC d/b/a At & T Mobility for the location known as Block 501, Lot 30, 780 Seashore Road, (Cold Spring Presbyterian Church), was continued until the January 7, 2021 meeting.

6. Hardship variance application to construct a 30 x 36 detached garage larger and taller than the principal structure, submitted by Nicholas Emigholz for the location known as Block 393.13, Lot 2, 313 Townbank Road, was conditionally approved.
7. Use variance application to construct a 2nd single family dwelling on the lot, submitted by Rustin & Karen Cassway for the location known as Block 751, Lot 2.06, 710A New England Road, was continued until the January 7, 2021 meeting.
8. Extension of hardship variance approval, submitted by Fabio Pawlus for the location known as Block 86, Lots 5-7, Hudson Avenue, was approved for an additional three (3) years.
9. Hardship variance application to construct a 9 x 20 addition encroaching into the rear yard setback, submitted by Walter Iacone for the location known as Block 512.09, Lot 3074, 3702 Bybrook Drive, was continued until the January 7, 2021 meeting.
10. Hardship variance application to demolish a portion of the rear of the existing single family dwelling, rebuild that section and an addition encroaching into the side yard setback and exceeding the allowed building coverage and to allow a six (6') foot fence in the front yard, submitted by Colette McCutcheon for the location known as Block 505, Lot 26, 807 Seashore Road, was continued until the January 7, 2021 meeting.
11. The following resolutions concerning applications heard on November 5, 2020, were approved:

Cape May Storage, LLC: Block 749, Lots 1.07 & 6

Nathan: Block 512.12, Lot 2949

Fitzpatrick: Block 538, Lots 32 & 33

Lipari: Block 560, Lots 3 & 4 & Block 557.01, Lot 57

Rich/Welch: Block 641, Lot 11

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