

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

1. Use & hardship variances and preliminary & final site plan applications to construct six (6) townhouse units - three (3) buildings with two (2) units each. Hardship variances needed for lot area and encroaching into the front yard setback, submitted by Island West Development, LLC for the location known as Block 697, Lots 3-7, 9510 Pacific Avenue and 119 E. Richmond Avenue, was conditionally approved.
2. Use variance application to allow self-storage buildings and 140 square foot office space, variances needed for front yard setback, lot coverage, buffer from residential use and driveway access points from intersection, submitted by Lawrence & Barbara Wind for the location known as Block 27, Lot 27, 401 Bayshore Road, was denied.
3. Use variance and preliminary & final subdivision applications for the creation of six (6) newly described lots with a two-unit residential dwelling unit, submitted by Cape Real Estate Developers, LLC for the location known as Block 765, Lots 10, 12 & 14-25, 878-894 1st Avenue & Wilson Drive, was conditionally approved.
4. Use & variance and preliminary & final site plan applications to utilize the existing buildings and properties as a site for MAC's Historic/Educational tours. Variances needed for lot width, front & side yard setbacks, accessory building at back and parking, submitted by Mid-Atlantic Center for the Arts for the location known as Block 752.01, Lots 40 & 41, 1017-1019 Batts Lane, was continued until the October 1, 2020
5. 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 continued until the October 1, 2020 meeting

6. Minor site plan waiver application, submitted by Steven & Catherine Wilson/Behr Brewing for the location known as Block 450, Lot 36.01, 513 Seashore Road, was conditionally approved.
7. 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 October 1, 2020 meeting.
8. 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 October 1, 2020 meeting due to deficient notice.
9. The following resolutions concerning applications heard on August 6, 2020, were approved:

Lower Township MUA: Block 410.01, Lot 43
Koehn: Block 116, Lot 1
Mohr: Block 510, Lot 31
Taggart: Block 765, Lot 11
Miller: Block 738, Lot 1
Seashore Properties, LLC: Block 539, Lot 60
Wade: Block 535, Lot 43.02
301 79th Street East, LLC: Block 763, 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