

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 October 1, 2020 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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 denied.
2. 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 November 5, 2020 meeting.
3. 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, Villas. (ZBA 3486) CONTINUED UNTIL THE NOVEMBER 5, 2020 MEETING AT THE APPLICANT'S REQUEST.
4. 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, Airport, was CONTINUED UNTIL THE NOVEMBER 5, 2020 MEETING AT THE APPLICANT'S REQUEST.
5. Hardship variance application to construct a 10 x 18 porch encroaching into the front yard setback, submitted by Michael Perry for the location known as Block 630, Lot 8, 401 Howland Avenue, was conditionally approved.

6. Hardship variance application to construct a 14 x 34 rear addition exceeding the allowed building coverage, submitted by Pasquale & Cheryl Colleluori for the location known as Block 372, Lots 7 & 8, 121 Village Road, was conditionally approved.
7. 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 NOVEMBER 5, 2020 MEETING AT THE APPLICANT'S REQUEST.
8. Extension of hardship variance approval, submitted by N L Martucci Properties, LLC for the location known as Block 140, Lots 7 & 8, 245 Pennsylvania Avenue, was approved.
9. Hardship variance application to construct a 12 x 14 sunroom encroaching into the rear yard setback, submitted by Don & Ann Marie Papa for the location known as Block 494.01, Lot 27.28, 2704 Bybrook Drive, was conditionally approved.
10. The following resolutions concerning applications heard on September 3, 2020, were approved:

Island West Development, LLC: Block 697, Lots 3-7
Wind: Block 27, Lot 27
Cape Real Estates Developers, LLC: Block 765, Lots 10, 12, 14-25
Wilson/Behr Brewing: Block 450, Lot 36.01
11. The following resolution concerning application heard on August 6, 2020:

REVISED - Lower Township MUA: Block 410.01, Lot 43

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