

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 August 6, 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 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 CONTINUED UNTIL THE SEPTEMBER 3, 2020 MEETING AT THE APPLICANT'S REQUEST.
2. Use variance, minor subdivision & preliminary & final site plan applications for the creation of two (2) newly described lots, submitted by Lower Township MUA for the location known as Block 410.01, Lot 43, 2900 Bayshore Road & 115 Fishing Creek Road, was conditionally approved.
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 continued until the September 3, 2020 meeting.
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 SEPTEMBER 3, 2020 MEETING AT THE APPLICANT'S REQUEST.
5. Extension of hardship variance approval, submitted by Dorothy Koehn for the location known as Block 116, Lot 1, 98 Millman Lane, was approved.

6. 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 September 3, 2020 meeting.
7. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width and encroaching into the side yard setbacks, submitted by Michael Mohr for the location known as Block 510, Lot 31, 812 Meadow View Road, was conditionally approved.
8. Extension of use variance approval, submitted by John Taggart, Jr., for the location known as Block 765, Lot 11, 1279-1281 Wilson Drive, was approved.
9. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage, width, depth, encroaching into the front, side & rear yard setbacks and exceeding the allowing building coverage, submitted by Merrill & Elizabeth Miller for the location known as Block 738, Lot 1, 788 Academy Road, was conditionally approved.
10. Extension of hardship variance approval, submitted by Seashore Properties, LLC, for the location known as Block 539, Lot 60, 1 Cliffside Road, was approved.
11. Hardship variance application to construct a screen room with a 2nd floor open deck encroaching into the front yard setback, submitted by Edward Wade for the location known as Block 535, Lot 43.02, 8 Racetrack Drive, was denied.
12. Extension of use variance approval, submitted by 301 79th Street East, LLC for the location known as Block 763, Lot 11, 1288 Wilson Drive, was approved.
13. The following resolutions concerning applications heard on July 2, 2020, were approved:

Island West Development, LLC: Block 697, Lots 3-7
Dera: Block 497.08, Lot 3
Platzer: Block 820, Lot 2.05
Brierly: Block 230, Lot 21

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