

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for November 5, 2020 - 6: PM

A. MEETING CALLED TO ORDER

Approval of minutes of past meeting, Engineer's vouchers, etc.

Approval of resolutions concerning applications heard on October 1, 2020:

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

B. DISCUSSION ONLY:

1. Discussion of the MLUL Notice Requirements, 40:55D-14, Effect of Mailing notice; applicant challenges in mailing the required notice, in this new digital post office era. Specifically postal zip code compliance.

C. OLD BUSINESS:

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, South of Canal. (ZBA 3482)
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)
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. (ZBA 3487)

5. 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, Villas. (ZBA 3490)
- D. NEW BUSINESS:
6. Extension of hardship variance approval, submitted by Howard & Lizabeth Nathan for the location known as Block 512.12, Lot 2949, 3702 Shore Drive, Villas. (ZBA 3279B)
7. 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, North Cape May. (ZBA 3492)
8. 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, North Cape May. (ZBA 3462A)
9. 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, Villas. (ZBA 3493 & SUB 1476)
10. 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, North Cape May. (ZBA 3494)