

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for March 4, 2021 - 6: PM

### A. MEETING CALLED TO ORDER

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

Approval of resolutions concerning applications heard on February 4, 2021:

Achristavest Pier 6600, LLC; Block 710.01, Lots 1-12.02, Block 710.02, Lots 1.01-1.03  
& Block 703, Lot 1  
Polash: Block 508.01, Lot 8.14  
Ritter: Block 576, Lot 3  
Ramsey: Block 676, Lot 3  
Penza & Penza: Block 764, Lots 46-49

### B. OLD BUSINESS:

1. Rehearing and reconsideration of New Cingular Wireless PCS, LLC d/b/a AT & T Mobility; Block 410.01, Lot 36.01, Breakwater Road, Airport; ZBA 3487 Denied December 3, 2020, to re-visit testimony that was discovered to be a misrepresentation or mistake, subsequent to the date of the original Zoning Board of Adjustment hearing. Formal action may be taken.
2. 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.) (ZBA 3495)
3. Hardship variance application to construct an 8 x 44 front porch encroaching into the front yard setback, submitted by Erminio Savelloni for the location known as Block 512.33, Lot 3, 421 Sandalwood Road, Villas. (ZBA 3507)

C. NEW BUSINESS:

4. Certificate of non-conforming use application to certify a duplex, submitted by David DeTorre, et.al, for the location known as Block 739, Lot 23, 804 Seashore Road. (ZBA 3506)
5. Extension of hardship variance approval, submitted by Joan Birsh Revocable Living Trust for the location known as Block 494.02, Lots 2.01 & 2.11, 2697 Bay Drive, Villas. (ZBA 2734A)
6. Use & hardship variance and minor subdivision applications for the creation of three (3) newly described lots. Use variance to allow residential in a General Business zone. Variances needed for lot area, frontage & width, submitted by Lawrence & Barbara Wind for the location known as Block 27, Lot 27, 401 Bayshore Road, Villas. (ZBA 3496A & SUB 1479)