

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for May 6, 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 April 1, 2021:

Ryan: Block 752.01, Lot 10.03
Teesdale: Block 553, Lots 25-27
Bisignano: Block 140, Lot 11
Salasin: Block 426.02, Lot 16
Baker: Block 146, Lot 22

B. NEW BUSINESS:

1. Hardship variance application to construct a 4 x 10 covered porch encroaching into the front yard setback, submitted by Kathryn & Douglas Blessing for the location known as Block 530, Lots 66-70, 10 Elwood Road, North Cape May. (ZBA 3513)
2. Extension of use & variance and minor site plan applications, submitted by Maypoint Hospitality, LLC (Harpoons on the Bay) for the location known as Block 571, Lots 1-6 & 9-14, 91 Beach Drive, North Cape May. (ZBA 3420A)
3. Hardship variance application to construct a 16 x 18 roof over an existing rear deck encroaching into the rear yard setback, submitted by Katherine Sanders for the location known as Block 215, Lots 12-14, 27 Maryland Avenue, Villas. (ZBA 3515)
4. Hardship variance application to enclose the existing deck exceeding the allowed building coverage, submitted by Susan Kennedy Burgos for the location known as Block 752.01, Lot 26.02, 773 Stimpson Lane, South of Canal. (ZBA 3516)

5. Hardship variance application to construct a single family dwelling on a lot deficient in the lot area, frontage & width, submitted by James & Patricia Neville for the location known as Block 536, Lots 41-43, 17 Adelpia Road, North Cape May. (ZBA 3517)
6. Hardship variance application to enclose an existing screen porch and add a 2nd floor and construct a 14 x 28 screen porch encroaching into the side yard setback, submitted by Thomas & Mary Ann McCullen for the location known as Block 283, Lot 5, 803 Delaware Avenue, Villas. (ZBA 3518)
7. Hardship variance application to demolished the existing single family dwelling and construct a new single family dwelling on a lot deficient in lot area, frontage, width and encroaching into the front yard setback, submitted by Anthony DeCicci & Maria Bucco for the location known as Block 537, Lots 13 & 14, 3 Beverly Road, Townbank. (ZBA 3519)
8. Hardship variance application to construct a 12 x 13 sunroom encroaching into the rear yard setback and exceeding the allowed building coverage, submitted by Elizabeth Whalen for the location known as block 334.06, Lot 2.02, 5 Union Lane, Villas. (ZBA 3520)