

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for December 3, 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 November 5, 2020:

Cape May Storage, LLC: Block 749, Lots 1.07 & 6
Nathan: Block 512.12, Lot 2949
Fitzpatrick: Block 538, Lots 32 & 33
Lipari: Block 560, Lots 3 & 4 & Block 557.01, Lot 57
Rich/Welch: Block 641, Lot 11

B. OLD BUSINESS:

1. 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)
2. 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)
3. 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)
4. 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)

C. NEW BUSINESS:

5. 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)
6. Informal discussion to demolish an existing restaurant and possible three (3) lot subdivision for three (3) single family dwellings, submitted by Lawrence Wind for the location known as Block 27, Lot 27, 401 Bayshore Road, Villas. (ZBA 3496)
7. Hardship variance application to construct a 30 x 36 detached garage larger and taller than the principal structure, submitted by Nicholas Emigholz for the location known as Block 393.13, Lot 2, 313 Townbank Road, North Cape May. (ZBA 3497)
8. Use variance application to construct a 2nd single family dwelling on the lot, submitted by Rustin & Karen Cassway for the location known as Block 751, Lot 2.06, 710A New England Road, South of Canal. (ZBA 3355)
9. Extension of hardship variance approval, submitted by Fabio Pawlus for the location known as Block 86, Lots 5-7, Hudson Avenue, Villas. (ZBA 3377)
10. Hardship variance application to construct a 9 x 20 addition encroaching into the rear yard setback, submitted by Walter Iacone for the location known as Block 512.09, Lot 3074, 3702 Bybrook Drive, Villas. (ZBA 3499)
11. Hardship variance application to demolish a portion of the rear of the existing single family dwelling, rebuild that section and an addition encroaching into the side yard setback and exceeding the allowed building coverage and to allow a six (6') foot fence in the front yard, submitted by Colette McCutcheon for the location known as Block 505, Lot 26, 807 Seashore Road. (ZBA 3500)