

TOWNSHIP OF LOWER

REVISED

2-4-21

2600 Bayshore Road
Villias, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for February 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 January 7, 2021:

Cassway: Block 751, Lot 2.06
Iacone: Block 512.09, Lot 3074
McCutcheon: Block 505, Lot 26
Burns: Block 505, Lot 4
Carter: Block 753.01, Lot 27.03
Craig: Block 753.01, Lot 19.03

B. OLD BUSINESS:

1. Use & variance & revised site plan applications to expand the building footprint to include an elevator and pool equipment storage area, utilize the existing grass parking facility located on Block 703, Lots 1-7 & 30-32.01 for valet parking only. Use variance needed for off-site parking. Variance for four-foot high landscape buffer for the off-site parking, submitted by Achristavest Pier 6600, LLC for the location known as Block 710.01, Lot 1-12.02, Block 710.02, Lots 1.01-1.03 & Block 703, Lots 1-7 & 30-32.01, 9701 Atlantic Avenue & Seaview Avenue, Diamond Beach. (ZBA 3503)
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)
CONTINUED AT THE APPLICANT'S REQUEST.
3. Hardship variance to construct a 30 x 30 detached garage in the front yard, submitted by Andrew & Sonja Polash for the location known as Block 508.01, Lot 8.14, 4 Rossi Drive. (ZBA 3502)

C. NEW BUSINESS:

4. Hardship variance application to construct an 8 x 24 front porch encroaching into the front yard setback, submitted by Charles Ritter for the location known as Block 576, Lot 3, 1603 Washington Blvd., NCM. (ZBA 3505)
5. 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) CONTINUED UNTIL THE MARCH 4, 2021 MEETING DUE TO DEFICIENT NOTICE.
6. Hardship variance application to construct an addition connecting the house to the detached garage encroaching into the side yard setback, submitted by Roy & Deborah Ramsey for the location known as Block 676, Lot 3, 705 Atlantic Avenue, North Cape May. (ZBA 3508)
7. Use variance application to construct a duplex, submitted by Robert Penza & Michael Penza for the location known as Block 764, Lots 46-49, 1200-1202 Wilson Drive, Schellingers Landing. (ZBA 3509)