

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798
(609) 886-2005

REVISED
1-7-21

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for January 7, 2021 - 6: PM

A. MEETING CALLED TO ORDER

RE-ORGANIZATION MEETING:

Election of Chairman, Vice-Chairman, Board Secretary, Recording Secretary; Appointment of Solicitor and Engineer, Confirmation of Meeting Dates

Approval of Annual Variance Report and adoption of Resolution #21-8-ZBA subject to MLUL 40:55D-71.1.

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

Approval of resolutions concerning applications heard on December 3, 2020:

Bayshore Sportsman Club, Inc.: Block 410.01, Lots 67 & 65.04
New Cingular Wireless PCS, LLC d/b/a AT & T Mobility: Block 410.01, Lot 36.01
Breithaupt: Block 227, Lots 15-17
Cape Home Investments, LLC: block 334.13, Lots 3 & 4
Emigholz: Block 494.13, Lot 2
Pawlus: Block 86, Lots 5-7

CLOSED SESSION MEETING TO DISCUSS POTENTIAL LITIGATION WITH THE NEW CINGULAR WIRELESS PCS, LLC d/b/a AT & T MOBILITY AT THE AIRPORT.

B. OLD BUSINESS:

1. 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 UNTIL THE FEBRUARY 4, 2021 MEETING AT THE APPLICANT'S REQUEST.

2. 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)
3. 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)
4. 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)
5. 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)

C. NEW BUSINESS:

6. Hardship variance application to demolish the existing single family dwelling and construct a new single family dwelling on a lot deficient in lot area, frontage, width, depth, encroaching into the side yard setbacks and exceeding the allowed building coverage, submitted by Janet Burns for the location known as Block 505, Lot 4, 711 Seashore Road. (ZBA 3501)
7. 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) CONTINUED UNTIL THE FEBRUARY 4, 2021 MEETING DUE TO DEFICIENT NOTICE
8. 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)
9. Hardship variance application to construct a 16 x 30 side addition and 12 x 16 screen porch encroaching into the side yard setback and exceeding the allowed building coverage, submitted by Harold & Mary Carter for the location known as Block 753.01, Lot 27.03, 1109 Seashore Road, South of Canal. (ZBA 3504)
10. Extension of hardship variance approval, submitted by Arthur Craig for the location known as Block 753.01, Lot 19.03, 1039 Seashore Road, South of Canal. (ZBA 3386A)