

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## NOTICE OF DECISION

### Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on June 4, 2020 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use & hardship variance applications to demolish an existing single family dwelling and construct a 64 x 44 duplex in the MGB zone. Use and/or hardship variance needed for building height. Hardship variance needed for building height, submitted by Edmond Shinn for the location known as Block 769, Lots 19 & 20, 1181-1183 Wissahickon Avenue. Use variance was conditionally approved. Hardship variance for building height was denied.
2. Use variance application to allow self-storage buildings and 140 square foot office space, variances needed for front yard setback, lot coverage, buffer from residential use and driveway access points from intersection, submitted by Lawrence & Barbara Wind for the location known as Block 27, Lot 27, 401 Bayshore Road, was CONTINUED UNTIL THE JULY 2, 2020 MEETING AT THE APPLICANT'S REQUEST.
3. Use variance & minor subdivision applications for the creation of two (2) newly described lots, submitted by Lower Township MUA for the location known as Block 410.01, Lot 43, 2900 Bayshore Road & 115 Fishing Creek Road, was CONTINUED UNTIL THE JULY 2, 2020 MEETING AT THE APPLICANT'S REQUEST.
4. Use & hardship variances and preliminary & final site plan applications to construct six (6) townhouse units - three (3) buildings with two (2) units each. Hardship variances needed for lot area, distance between buildings and encroaching into the front yard setback, submitted by Island West Development, LLC for the location known as Block 697, Lots 3-7, 9510 Pacific Avenue, was CONTINUED UNTIL THE JULY 2, 2020 MEETING AT THE APPLICANT'S REQUEST.
5. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage & width, submitted by Marcello Mogavero for the location known as Block 358.02, Lots 44 & 45, 1 Redwood Avenue, was conditionally approved.

6. Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage, width, depth and encroaching into the front & side yard setbacks and exceeding allowed building coverage, submitted by Bernard Dera for the location known as Block 497.08, Lot 3, 26 Trotter Way, was CONTINUED UNTIL THE JULY 2, 2020 MEETING DUE TO DEFICIENT NOTICE.
7. Hardship variance application to construct a 16 x 20 addition encroaching into the rear yard setback, submitted by Joseph & Debra Finnegan for the location known as Block 512,15, Lot 10, 3601 Bay Drive, was conditionally approved.
8. Use variance and preliminary & final subdivision applications for the creation of six (6) newly described lots with a two-unit residential dwelling unit, submitted by Cape Real Estate Developers, LLC for the location known as Block 765, Lots 10, 12 & 14-25, 878-894 1<sup>st</sup> Avenue & Wilson Drive, was CONTINUED UNTIL THE JULY 2, 2020 MEETING AT THE APPLICANT'S REQUEST.
9. Use variance & preliminary & final subdivision applications for the creation of four (4) newly described lots. Use variance to allowed residential in a General Business zone, submitted by Mark Platzer for the location known as Block 820, Lot 2.05, 8100 Bayview Drive, was CONTINUED UNTIL THE JULY 2, 2020 MEETING AT THE APPLICANT'S REQUEST.
10. Use variance & minor site plan waiver applications to connect an existing detached living unit with an existing garage via a 2<sup>nd</sup> floor for additional living space, submitted by Richard & Ann Degener, Elizabeth Degener & Joshua Andrewson for the location known as Block 748, Lot 26.01, 613 Sunset Blvd., was conditionally approved.

Copies of each determination of resolution of the Board will be filed in the Planning and Zoning Office and will be available for inspection by the public.

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William J. Galestok, PP,AICP  
Director of Planning