

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 March 4, 2021 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Rehearing and reconsideration of New Cingular Wireless PCS, LLC d/b/a AT & T Mobility; Block 410.01, Lot 36.01, Breakwater Road, Airport; ZBA 3487 Denied December 3, 2020, to re-visit testimony that was discovered to be a misrepresentation or mistake, subsequent to the date of the original Zoning Board of Adjustment hearing. Formal action may be taken, was conditionally approved.
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.), was dismissed without prejudice.
3. 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, was conditionally approved.
4. Certificate of non-conforming use application to certify a duplex, submitted by David DeTorre, et.al, for the location known as Block 739, Lot 23, 804 Seashore Road, was approved.
5. Extension of hardship variance approval, submitted by Joan Birsh Revocable Living Trust for the location known as Block 494.02, Lots 2.01 & 2.11, 2697 Bay Drive, was approved.

6. Use & hardship variance and minor subdivision applications for the creation of three (3) newly described lots. Use variance to allow residential in a General Business zone. Variances needed for lot area, frontage & width, submitted by Lawrence & Barbara Wind for the location known as Block 27, Lot 27, 401 Bayshore Road, was conditionally approved.
7. The following resolutions concerning applications heard on February 4, 2021, were approved:

Achristavest Pier 6600, LLC: Block 710.01, Lots 1-12.02, Block 710.02, Lots 1.01-1.03 & Block 703, Lot 1

Polash: Block 508.01, Lot 8.14

Ritter: Block 576, Lot 3

Ramsey: Block 676, Lot 3

Penza & Penza: Block 764, Lots 46-49

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.

William J. Galestok, PP,AICP
Director of Planning