

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 286-1005

NOTICE OF DECISION

Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on May 7, 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 variances needed for front and side yard setbacks and building height, submitted by Edmond Shinn for the location known as Block 769, Lots 19 & 20, 1181-1183 Wissahickon Avenue, was continued until the June 4, 2020 meeting due to deficient notice.
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, Villas. (ZBA 3470)
CONTINUED UNTIL THE JUNE 4, 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 June 4, 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 June 4, 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 continued until the June 4, 2020 meeting due to deficient notice.
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 June 4, 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 continued until the June 4, 2020 meeting at the applicant's request.
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 1st Avenue & Wilson Drive, Schellinger's Landing. (ZBA 3477 & SUB 1470) CONTINUED UNTIL THE JUNE 4, 2020 MEETING AT THE APPLICANT'S REQUEST.
9. The following resolutions concerning applications heard on April 2, 2020, were approved:

Basalyga: Block 772, Lots 1-4 & 28
Purcell: Block 81.02, Lots 21-24
Salasin: Block 339, Lots 55 & 56

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