

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 July 2, 2020 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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 AUGUST 6, 2020 MEETING AT THE APPLICANT'S REQUEST.
2. Use variance, minor subdivision & preliminary & final site plan 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 AUGUST 6, 2020 MEETING AT THE APPLICANT'S REQUEST.
3. 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 conditionally approved.
4. 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 conditionally approved.
5. 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, was CONTINUED UNTIL THE AUGUST 6, 2020 MEETING AT THE APPLICANT'S REQUEST.

6. 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 conditionally approved.
7. Use & variance and preliminary & final site plan applications to utilize the existing buildings and properties as a site for MAC's Historic/Educational tours. Variances needed for lot width, front & side yard setbacks, accessory building at back and parking, submitted by Mid-Atlantic Center for the Arts for the location known as Block 752.01, Lots 40 & 41, 1017-1019 Batts Lane, was CONTINUED UNTIL THE AUGUST 6, 2020 MEETING AT THE APPLICANT'S REQUEST.
8. Hardship variance application to construct a 13.8' x 13.8' rear addition encroaching into the rear yard setback, submitted by Russell & Virginia Brierly for the location known as Block 230, Lot 21, 220 Cardinal Avenue, was conditionally approved.
9. The following resolutions concerning applications heard on June 4, 2020, were approved:

Shinn: Block 769, Lots 19 & 20
Mogavero: Block 358.02, Lots 44 & 45
Finnegan: Block 512.15, Lot 10
Degener, Degener & Andrewson: Block 748, Lot 26.01

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