

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villias, 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 February 4, 2021 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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, 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, was CONTINUED AT THE APPLICANT'S REQUEST.
3. 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, was conditionally approved.
4. Hardship variance application to construct an 8 x 24 front porch encroaching into the front yard setback, submitted by Charles Ritter for the location known as Block 576, Lot 3, 1603 Washington Blvd., was conditionally approved.
5. 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 CONTINUED UNTIL THE MARCH 4, 2021 MEETING DUE TO DEFICIENT NOTICE.

6. Hardship variance application to construct an addition connecting the house to the detached garage encroaching into the side yard setback, submitted by Roy & Deborah Ramsey for the location known as Block 676, Lot 3, 705 Atlantic Avenue, was conditionally approved.
7. Use variance application to construct a duplex, submitted by Robert Penza & Michael Penza for the location known as Block 764, Lots 46-49, 1200-1202 Wilson Drive, was conditionally approved.
8. The following resolutions concerning applications heard on January 7, 2021, were approved:

Cassway: Block 751, Lot 2.06

Iacone: Block 512.09, Lot 3074

McCutcheon: Block 505, Lot 26

Burns: Block 505, Lot 4

Carter: Block 753.01, Lot 27.03

Craig: Block 753.01, Lot 19.03

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