

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for December 5th, 2024 - 6:00 PM

A. MEETING CALLED TO ORDER

Approval of minutes of past meeting, Engineer's vouchers, etc.

Approval of resolutions concerning applications heard on November 7th, 2024:

Long	Block 758, Lot(s) 11+12
Nelson/Varholova	Block 497.03, Lot(s) 5.01+7
Hober	Block 213, Lot(s) 5+6
Wilde	Block 496.06, Lot 1
RGDS Properties, LLC	Block 27, Lot(s) 25+26
Spilker	Block 496.20, Lot 26
GKA Homes, LLC	Block 416, Lot 1.07

B. DISCUSSION

1. Discussion regarding Mr. Anthony J. Harvatt II, Esq.'s intent to be considered as the Zoning Board of Adjustment Solicitor for the 2025 Calendar Year.

C. REQUESTS OF EXTENSION

2. Extension for a previously approved Use Variance application submitted by Robert & Michael Penza and PM Properties for the property known as Block 764, Lot(s) 46-49, 1200-1202 Wilson Drive (ZBA 3509A)

D. OLD BUSINESS

3. Use variance application to construct and establish 10 townhome residential units and a marina to consist of 38 boat slips within the Marine Development II (MD-2) Zone, submitted by Cape May Inlet Marina, Inc. for the location known as Block 820, Lot 8.02, 1001 Ocean Drive (ZBA 3570A)

4. Hardship variance application for the construction of a front, covered porch that would exceed maximum lot coverage and encroach into the front yard setback, submitted by Denise Hickey for the location known as Block 213, Lot(s) 5+6, 209 Maryland Avenue (ZBA 3630)
5. Hardship variance application for the creation of a second-floor deck that would encroach into the side and rear yard setbacks, submitted by Daniel McDevitt, for the location known as Block 654, Lot 10, 200 Holmes Avenue (ZBA 3632)
6. Use variance, hardship variance, preliminary and final site plan application for the creation of two twelve-unit garden apartment complexes that exceed height of a structure by over 10% of the zone maximum. Hardship variance relief requested for maximum number of stories and separation of the buildings. Submitted by H and H Construction Services NJ, LLC, for the location known as Block 409, Lot(s) 5.02,6+7, 301 Fulling Mill Road (ZBA 3626 / SP 24-12)

E. NEW BUSINESS

7. Hardship variance application for the creation of a new single-family dwelling that would exceed the maximum height, submitted by The Reginald Lewis Group, LLC for the location known as Block 195, Lot(s) 23+24, 221 E. New York Avenue (ZBA 3639)
8. Hardship variance application for the creation of a new single-family dwelling that would exceed the maximum height on a lot that is deficient in lot area, frontage and width, submitted by The Reginald Lewis Group, LLC for the location known as Block 512.07, Lot 2902, 505 Baywyn Road (ZBA 3640)
9. Hardship variance application for the creation of a new single-family dwelling that would exceed the maximum height on a lot that is deficient in lot area, frontage and width, submitted by The Reginald Lewis Group, LLC for the location known as Block 512.07, Lot 2911, 508 Hollywood Road (ZBA 3641)
10. Hardship variance application for the creation of an addition to an existing garage that would become taller than the principal structure, submitted by LDC Design & Construction for the location known as Block 495.01, Lot 10.02, 166 Fishing Creek Road (ZBA 3637)
11. Hardship variance application for the installation of a new pool that would encroach into the rear yard setback, submitted by Mark Bigelow & Mary Davis for the location known as Block 512.09, Lot 3068, 3804 Bybrook Drive (ZBA 3642)
12. Hardship variance application for the creation of an addition on an existing garage that would result in the accessory structure being taller than the principal, submitted by Joseph McMenamin for the location known as Block 533.01, Lot(s) 86+87, 12 Folsom Road (ZBA 3644)

13. Hardship variance application for the creation of a front covered porch that would encroach into the front yard setback, submitted by Scott & Claudia Benekam for the location known as Block 606, Lot 8, 405 Miller Avenue (ZBA 3638)
14. Use variance, hardship variance, preliminary and final site plan application for the creation of a tool shed and hot tubs to a non-conforming property. Hardship variance relief required for the minimum distance between structures. Submitted by Kevin Owens for the location known as Block 235, Lot(s) 20+21, 220 Frances Avenue (ZBA 3625A / SP 24-11A)
15. Use variance, and preliminary and final site plan application for the creation of a construction office with indoor and outdoor storage of equipment and materials that is not permitted in the zone, submitted by Eric Woodrow for the location known as Block 741.04, Lot 12.02, 900 Shunpike Road (ZBA 3645 / SP 24-18)