

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for January 9th, 2025 - 6:00 PM

A. MEETING CALLED TO ORDER

RE-ORGANIZATION MEETING:

Election of Chairman, Vice-Chairman, Board Secretary, Recording Secretary; Appointment of Solicitor, and Engineer, Confirmation of Meeting Dates

Approval of Annual Variance Report and adoption of Resolution #25-8-ZBA subject to MLUL 40:55D-71.1.

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

Approval of resolutions concerning applications heard on December 5th, 2024:

Penza	Block 764, Lot(s) 46-49
Hickey	Block 213, Lot(s) 5+6
McDevitt	Block 654, Lot 10
LDC Design & Construction	Block 495.01, Lot 10.02
Bigelow/Davis	Block 512.09, Lot 3068
McMenamin	Block 533.01, Lot 86+87
Benekam	Block 606, Lot 8
Owens	Block 235, Lot(s) 20+21

B. OLD BUSINESS

1. 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)
2. Preliminary and final site plan application for the creation of two twelve-unit garden apartment complexes. 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 (SP 24-12)

3. Preliminary and final site plan application for the creation of a construction office with indoor and outdoor storage of equipment and materials, submitted by Eric Woodrow for the location known as Block 741.04, Lot 12.02, 900 Shunpike Road (SP 24-18)

C. NEW BUSINESS

4. Hardship variance application for the creation of an addition to the existing Dwelling that would encroach into the side yard setback, submitted by Diane Pelli for the location known as Block 410.17, Lot 5, 304 East Wilde Avenue (ZBA 3643)
5. Hardship variance application for the creation of a front porch that would encroach into the front yard setback, submitted by Joseph A. Petrellis for the location known as Block 306, Lot(s) 5+6, 111 Walnut Avenue (ZBA 3646)
6. Hardship variance application for the creation of a third-floor addition that would encroach into the side yard setback, submitted by Larry Wittig for the location known as Block 377.01, Lot 31, 502 Beechwood Avenue (ZBA 3650)
7. Hardship variance application for the creation of a covered front porch that would encroach into the front yard setback and exceed maximum principal lot coverage, submitted by Stephen & Susan Cubberley for the property known as Block 413, Lot 61, 230 Marshall Road (ZBA 3653)
8. Hardship variance application for the creation of a detached garage that would be built in front of the principal structure, submitted by George & Peggy Foster for the location known as Block 35, Lot 4, 33 Delaware Avenue (ZBA 3647)
9. Hardship variance applicant for the creation of a new single-family dwelling that would exceed principal lot coverage on a lot that is deficient in area, frontage and width, submitted by Robert Salasin for the location known as Block 512.08, Lot 3001, 424 Hollywood Road (ZBA 3648)
10. Use variance, hardship variance, and minor site plan waiver application for the creation of an attached dwelling unit and 2nd floor garage addition within the GB-1 (General Business 1) zone. Hardship variance relief requested for side yard setback, minimum off-street parking, and sign setback. Submitted by Mid Atlantic Properties, LLC for the location known as Block 673, Lot 15, 3846 Bayshore Road (ZBA 3652 / SP 24-21)
11. Use variance, hardship variance, preliminary and final site place application for the creation four duplexes within the GB-1 (General Business 1) zone. Hardship variance relief requested for front yard setback and maximum principal lot coverage. Submitted by Lawrence McKnight for the location known as Block 717, Lot(s) 1-5+30, 9900 Pacific Avenue (ZBA 3649 / SP 24-19)

12. Use variance, hardship variance, preliminary and final site plan application for the creation two triplexes within the GB-1 (General Business 1) zone. Hardship variance relief requested for front yard and side yard setbacks. Submitted by Lawrence McKnight for the location known as Block 707, Lot 1, 9700 Pacific Avenue (ZBA 3651 / SP 24-20)