

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

## NOTICE OF DECISION

### Lower Township Planning Board

The Lower Township Planning Board, at a regularly scheduled meeting held on April 18, 2013 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Dune review & hardship variance applications to demolish an existing six (6) unit residential structure and construct a duplex on a lot deficient in lot area, depth, encroaching into the front yard setback and exceeding allowed height, submitted by 201 West St. Johns Avenue, LLC., for the location known as Block 35, Lots 1.01 & 1.02, 201 West St. Johns Avenue, was conditionally approved.
2. Preliminary & final site plan & hardship variance application for a commercial marina, seafood sales & kayak rentals (approval of existing site conditions.) Hardship variances needed for lot area, lot width & frontage, minimum storage; signage, maximum number, area, height and location & front yard setback, submitted by H & H Fisheries, LLC, for the location known as Block 822.03, Lot 7.02, 956A Ocean Drive. (SP 11-9-A) **IN COMPLIANCE WITH THE COURT'S ORDER, THIS APPLICATION IS TENTATIVELY SCHEDULED TO BE HEARD BY THE PLANNING BOARD AT THE MAY 16, 2013 LOWER TOWNSHIP PLANNING BOARD'S REGULAR MEETING**
3. Minor site plan application to construct a 50 x 80 food pantry and thrift shop with a 12 x 30 breezeway to be construct at a future time, submitted by Seashore Church of the Nazarene for the location known as Block 410.01, Lot 14, 446 Seashore Road, was conditionally approved.
4. Dune review & hardship variance applications to reconstruct a single family dwelling. Hardship variances needed for lot area, frontage, width, front, side and rear yard setbacks, building height & accessory use building coverage, submitted by Lawrence & Barbara Wind, for the location known as Block 115, Lot 3, 97 Millman Lane, was conditionally approved.

- 5. Minor site plan application to construct a produce stand - Shine on Me Farms, submitted by Garrett Welsh, for the location known as Block 501, Lot 9.03, 716 Seashore Road, was conditionally approved.
  
- 6. The following resolutions concerning applications heard on March 21, 2013 were approved:

Litton: Block 498, Lot 10  
Cape Atlantic Energy, LLC: Block 410.01, Lot 83 & 97.01

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.

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William J. Galestok, PP,AICP  
Director of Planning