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TOWNSHIP OF
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LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for July 2nd, 2026 - 6:00 PM

A. MEETING CALLED TO ORDER

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

Approval of resolution concerning applications heard on June 4th, 2026:

Taggart	Block 765, Lot 11
Whitesell	Block 262, Lot 11
Glaser	Block 752.03, Lot(s) 10.02+11
LaToya	Block 272, Lot 18
Briar, LLC	Block 727, Lot(s) 1-5+30

B. ACKNOWLEDGEMENTS

1. Acknowledgement to Mr. David Brand for his 30 years of collective service on both the Lower Township Planning Board and Zoning Board of Adjustment.

C. OLD BUSINESS

2. Certificate of non-conforming use application for the certification of a non-conforming triplex. Submitted by CMEH Seashore, LLC for the location known as Block 752.01, Lot(s) 10.01+10.01 QFARM, 1036 Seashore Road (ZBA 3694)

D. NEW BUSINESS

3. Hardship variance application for the construction of a 3-Season Room that would encroach into the rear yard setback. Submitted by William & Denise Wills for the location known as Block 723, Lot 5, Qualifier C-A, 225 E. South Station Avenue (ZBA 3696)
4. Hardship variance application for the construction of an addition that would encroach into the front yard setback. Submitted by Robert Young for the location known as Block 702, Lot 11, Qualifier C-002, 108 E. Richmond Avenue (ZBA 3697)
5. Hardship variance application for the construction of covered decks that would encroach into the front yard setback. Submitted by James J. Leyden, Jr. for the location known as Block 136, Lot(s) 63+64, 101 W. Bates Avenue (ZBA 3698)
6. Hardship variance application for the construction of a new 2-story detached garage that would exceed in height that of the principal structure. Submitted by Joseph M. & Donna M. Schneider for the location known as Block 682, Lot 1, 1006 Rose Hill Parkway (ZBA 3699)