

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, 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 December 2, 2021 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Use & hardship variance, minor subdivision & permit where lot does not abut a township street applications for the creation of two (2) newly described lots. Variances needed for lot frontage & width, submitted by Marcello Mogavero for the location known as Block 497.01, Lot 5.02, 616 Shunpike Road, was conditionally approved.
2. Hardship variance application to enclose a portion of a previously approved front porch encroaching into the front yard setback, submitted by Patrick & Tracy Teesdale for the location known as Block 553, Lots 25-27, 9 Englewood Road, was conditionally approved.
3. Hardship variance to construct a porch encroaching into the front yard setback, submitted by Michael Seaman for the location known as Block 753.03, Lots 6 & 7.01, 809 Cape Avenue, was not heard due to deficient notice.
4. The following resolutions concerning applications heard on November 4, 2021, were approved:

Wind: Block 27, Lot 27

Jackson: Block 286, Lots 21-23

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.

William J. Galestok, PP, AICP  
Director of Planning