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LOWER

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## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for April 3<sup>rd</sup>, 2025 - 6:00 PM

REVISED

3/27/2025

### A. MEETING CALLED TO ORDER

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

Approval of resolutions concerning applications heard on March 6<sup>th</sup>, 2025:

Cawley	Block 529, Lot 1.03
Shapiro/Chernaik	Block 567, Lot 4
McKnight	Block 717, Lot(s) 1-5+30
LJKQ Real Estate, LLC	Block 722, Lot(s) 1-5+30
Zabala/Palchisaca	Block 497.07, Lot 2
N.L. Martucci Properties, LLC	Block 662, Lot 11
Duryea	Block 678, Lot 22
Richman Marine, LLC	Block 741.04, Lot(s) 13.09+13.10
RL Farms, Inc.	Block 790, Lot 8

### B. OLD BUSINESS

1. Hardship variance application for the creation of a second-floor addition that would encroach into the side yard setback, submitted by Lisa Crugnola for the location known as Block 242, Lot(s) 22+23, 17 Bayberry Road (ZBA 3657)
2. Use variance application for the creation of a single-family dwelling within the GB (General Business) zone, submitted by Anthony Alliano for the location known as Block 255, Lot 81.13, 206 Fulling Mill Road (ZBA 3658)
3. Use variance application for the creation of a single-family dwelling within the GB (General Business) zone, submitted by Anthony Alliano for the location known as Block 255, Lot 81.14, 206A Fulling Mill Road (ZBA 3659)
4. Use variance and minor site plan waiver application for the creation of a residential quadplex, submitted by Dana Isles for the location known as Block 510, Lot 27, 623 Route 9 (ZBA 3660 / SP 25-02)

C. NEW BUSINESS

5. Use variance and preliminary & final site plan application for the utilization of a lot within the Mainland Residential (R-3) Zone as boat storage and maintenance, submitted by 794 Route 109, LLC for the location known as Block 753.05, Lot 1, 794 Route 109 (ZBA 3664 / SP 25-03)
6. Hardship variance application for the creation of a connection between a pre-existing single-family dwelling and a pre-existing garage that would cause an encroachment into the side yard setback. Submitted by Janusz Smulski for the location known as Block 14, Lot(s) 32+33, 307 E. Miami Avenue (ZBA 3665)
7. Hardship variance application for the creation of an addition to an existing single-family dwelling that would exceed maximum principal lot coverage, submitted by Evan Hansen for the property known as Block 737, Lot(s) 10-12, 808 Westfield Avenue (ZBA 3666)