

NOTICE OF DECISION

Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on October 3rd, 2024 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Interpretation application for the determination that a detached garage with bedroom and bathrooms on the second floor does not constitute a dwelling unit, since it does not have cooking facilities which is required for one housekeeping unit under the definition of dwelling unit in the Lower Township Zoning Code. Submitted by Naum & Mary Zimick, for the location known as Block 746, Lot 14.04, 673 New England Road was denied.
2. Use variance, hardship variance and minor site plan waiver application for the utilization of an accessory structure as a laundry and recreation & fitness facility for the principal structures. Hardship variance relief requested for encroaching into the front yard setback and the accessory encroaching into the side yard setback. Submitted by Kevin Owens for the location known as Block 235, Lot(s) 20+21, 220 Frances Avenue was conditionally approved.
3. Hardship variance application for the construction of a front, covered porch that would exceed maximum lot coverage and encroach into the front yard setback, submitted by Denise Hickey for the location known as Block 213, Lot(s) 5+6, 209 Maryland Avenue was tabled to the November 7th meeting.
4. Hardship variance application for the creation of an addition to an existing house that would exceed the principal lot coverage, submitted by Ann Long for the location known as Block 758, Lot(s) 11+12, 833 Cape Avenue was tabled to the November 7th meeting.
5. Use variance and minor site plan application for the conversion of an existing laundry facility into a one-bedroom apartment, as well as, converting a portion of the existing residence into a one-bedroom apartment. Submitted by Irene Hober for the location known as Block 505, Lot 18.03, 837 Seashore Road was tabled to the November 7th meeting.
6. The following resolutions concerning applications heard on September 5th, 2024, were approved:

Zimick
Spratt
Sellers
Whitman
Nociti

Block 746, Lot 14.04
Block 548, Lot(s) 5-9
Block 512.10, Lot 2921
Block 155, Lot(s) 13+14
Block 666, Lot(s) 1+16.01

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.

William J. Galestok, PP,AICP
Director of Planning