

NOTICE OF DECISION

Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on November 7, 2024, at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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 approved.
2. Hardship variance application for the creation of an addition to an existing home that would exceed maximum lot coverage, submitted by George Nelson & Zofia Varholova, for the location known as Block 497.03, Lot(s) 5.01+7, 445 Sheridan Boulevard was approved.
3. Use variance and minor site plan waiver 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 approved.
4. Hardship variance application for the creation of a new single-family dwelling that would exceed maximum lot coverage and encroach into the side yard setback, submitted by Dennis Spilker for the location known as Block 496.20, Lot 26, 13 Arrowwood Lane was approved.
5. Hardship variance application for the conversion of an existing structure into a duplex on a lot that is deficient in lot area, submitted by Barbara Wilde for the location known as Block 496.06, Lot 1, 3315 Bayshore Road was approved.
6. Hardship variance application for the creation of a new front and side covered decks that would exceed maximum lot coverage and encroach into the front yard setback, submitted by William & Deborah Cawley for the location known as Block 529, Lot 1.03, 501 Clubhouse Drive was dismissed without prejudice, with re-notice required.
7. Hardship variance application for the creation of a new single-family dwelling on a lot that is deficient in area, frontage, depth, and width, submitted by GKA Homes, LLC for the location known as Block 416, Lot 1.07, 149 Fishing Creek was approved.
8. Use variance, hardship variance, preliminary and final site plan application for the conversion of a commercial unit into residential within the GB-2 (General Business 2) zone, along with the addition of a new covered front porch, landing, stairs, and various other improvements. Hardship relief requested for lot area, front yard setback, maximum lot coverage, and minimum parking buffer. Submitted by RGDS Properties, LLC for the location known as Block 27, Lot(s) 25+26, 405 Bayshore Road was approved.

9. Hardship variance application for the creation of a second-floor deck that would encroach into the side and rear yard setbacks, submitted by Daniel McDevitt, for the location known as Block 654, Lot 10, 200 Holmes Avenue, was continued until the meeting of December 5, 2024, with re-notice required.
10. 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 continued until the meeting of December 5, 2024.
11. Use variance application to construct and establish 10 townhome residential units and a marina to consist of 38 boat slips within the Marine Development II (MD-2) Zone, submitted by Cape May Inlet Marina, Inc. for the location known as Block 820, Lot 8.02, 1001 Ocean Drive was continued until the meeting of December 5, 2024.
12. Use variance, hardship variance, preliminary and final site plan application for the creation of two twelve-unit garden apartment complexes that exceed height of a structure by over 10% of the zone maximum. Hardship variance relief requested for maximum number of stories and separation of the buildings. Submitted by H and H Construction Services NJ, LLC, for the location known as Block 409, Lot(s) 5.02,6+7, 301 Fulling Mill Road was continued until the meeting of December 5, 2024.
13. The following resolutions concerning applications heard on October 3, 2024, were approved:

Zimick
Owens

Block 746, Lot 14.04
Block 235, Lot(s) 20+21

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