

## NOTICE OF DECISION

### Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on April 3<sup>rd</sup>, 2025, 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 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 was conditionally approved.
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 was conditionally approved.
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 was conditionally approved.
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 was conditionally approved.
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 was denied.
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 was conditionally approved.
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 was conditionally approved.

8. The following resolutions concerning applications heard on March 6<sup>th</sup>, 2025, were approved:

|                               |                                  |
|-------------------------------|----------------------------------|
| 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                 |

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.

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William J. Galestok, PP,AICP  
Director of Planning