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LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for February 6th, 2025 - 6:00 PM

REVISED
2/6/2025

A. MEETING CALLED TO ORDER

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

Approval of resolutions concerning applications heard on January 9th, 2025:

Cape May Inlet Marina, Inc.	Block 820, Lot(s) 8.02
H and H Construction Services NJ, LLC	Block 409, Lot(s) 5.02,6+7
Woodrow	Block 741.04, Lot 12.02
Pelli	Block 410.17, Lot 5
Petrellis	Block 306, Lot(s) 5+6
Wittig	Block 377.01, Lot 31
Clubberley	Block 413, Lot 61
Salasin	Block 512.08, Lot 3001

B. OLD BUSINESS

1. Hardship variance application for the creation of a detached garage that would be built in front of the principal structure, submitted by George & Peggy Foster for the location known as Block 35, Lot 4, 33 Delaware Avenue (ZBA 3647)
2. Use variance, hardship variance, and minor site plan waiver application for the creation of an attached dwelling unit and 2nd floor garage addition within the GB-1 (General Business 1) zone. Hardship variance relief requested for side yard setback, minimum off-street parking, and sign setback. Submitted by Mid Atlantic Properties, LLC for the location known as Block 673, Lot 15, 3846 Bayshore Road (ZBA 3652 / SP 24-21)
3. Use variance, hardship variance, preliminary and final site place application for the creation two triplexes within the GB-1 (General Business 1) zone. Hardship variance relief requested for front yard and side yard setbacks. Submitted by Lawrence McKnight for the location known as Block 707, Lot 1, 9700 Pacific Avenue (ZBA 3651 / SP 24-20)

C. NEW BUSINESS

4. Use variance and revised site plan application for the creation of the previously approved two (2) duplexes and two (2) single-family dwellings that will exceed the maximum height requirement by over 10%. Submitted by LJKQ Real Estate, LLC for the location known as Block 722, Lot(s) 1-5+30, 10000 Pacific Avenue (ZBA 3656 / SP 25-01)
5. Hardship variance application for the creation of a new single-family dwelling on a lot that is deficient in area, frontage and width, submitted by the Estate of Loretta Schellinger for the location known as Block 253, Lot 13, 36 Locust Road (ZBA 3654)
6. Hardship variance application for the creation of a rear addition that would encroach into the rear yard setback and exceed the maximum principal lot coverage, submitted by Mark Shapiro & Beverly Chernaik for the location known as Block 567, Lot 4, 1307 Browning Avenue (ZBA 3655)

CONTINUED TO THE MARCH 6TH MEETING PER APPLICANT'S REQUEST