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LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

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

REVISED
3-5-2025

A. MEETING CALLED TO ORDER

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

Approval of resolutions concerning applications heard on February 6th, 2025:

Foster	Block 35, Lot 4
Mid Atlantic Properties, LLC	Block 673, Lot 15
McKnight	Block 707, Lot 1
LJKQ Real Estate, LLC	Block 722, Lot(s) 1-5+30
The Estate of Loretta Schellinger	Block 253, Lot 13

B. OLD BUSINESS

1. 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 (ZBA 3635)
2. 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)
3. Use variance, hardship variance, preliminary and final site plan application for the creation four duplexes within the GB-1 (General Business 1) zone. Hardship variance relief requested for front yard setback and maximum principal lot coverage. Submitted by Lawrence McKnight for the location known as Block 717, Lot(s) 1-5+30, 9900 Pacific Avenue (ZBA 3649 / SP 24-19)

4. Hardship variance and revised site plan application for the creation of the previously approved two (2) duplexes and two (2) single-family dwellings that will encroach into the front yard setback. 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)

C. NEW BUSINESS

5. Use variance and hardship variance application for the conversion of an existing accessory structure into a principal dwelling unit. Hardship variance relief requested for encroaching into both the rear and side yard setbacks. Submitted by Bayron Zabala & Monica Palchisaca for the location known as Block 497.07, Lot 2, 152 Briarwood Drive (ZBA 3661)
6. 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)
7. Hardship variance application for the improvement of a pre-existing, non-conforming, enclosed front porch that encroaches into the front yard setback, submitted by N.L. Martucci Properties, LLC for the location known as Block 662, Lot 11, 1203 Rose Hill Parkway (ZBA 3662)
8. Hardship variance application for the creation of a covered front porch and garage addition that would encroach into the front yard setbacks, submitted by David H. Duryea III for the location known as Block 678, Lot 22 700 Adriatic Avenue (ZBA 3663)
9. 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)
CONTINUED TO THE APRIL 3RD MEETING PER APPLICANT'S REQUEST
10. 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)
CONTINUED TO THE APRIL 3RD MEETING PER APPLICANT'S REQUEST
11. Use variance, hardship variance, minor site plan waiver, and minor subdivision application for the consolidation of a proposed parcel. Site plan waiver and use variance requested for the expansion and continued use of a boat storage / repair business with a single-family dwelling. Hardship variance relief requested relief for minimum area, frontage, and width. Submitted by Richman Marine, LLC for the location known as Block 741.04, Lot(s) 13.09+13.10, 690 & 692 Petticoat Creek Lane (ZBA 3607A / SP 24-5A / SUB 1559)

12. 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)

CONTINUED TO THE APRIL 3RD MEETING DUE TO INSUFFICIENT NOTICE

13. Use variance and minor site plan waiver application for the conversion of a residential unit into an ancillary dishwashing facility, submitted by RL Farms Inc. for the location known as Block 790, Lot 8, 502 Sunset Boulevard (ZBA 3599A / SP 24-15A)