

NOTICE OF DECISION

Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on January 9th, 2025, at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. 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 denied.
2. Preliminary and final site plan application for the creation of two twelve-unit garden apartment complexes, 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 conditionally approved.
3. Preliminary and final site plan application for the creation of a construction office with indoor and outdoor storage of equipment and materials, submitted by Eric Woodrow for the location known as Block 741.04, Lot 12.02, 900 Shunpike Road was conditionally approved.
4. Hardship variance application for the creation of an addition to the existing Dwelling that would encroach into the side yard setback, submitted by Diane Pelli for the location known as Block 410.17, Lot 5, 304 East Wilde Avenue was conditionally approved.
5. Hardship variance application for the creation of a front porch that would encroach into the front yard setback, submitted by Joseph A. Petrellis for the location known as Block 306, Lot(s) 5+6, 111 Walnut Avenue was conditionally approved.
6. Hardship variance application for the creation of a third-floor addition that would encroach into the side yard setback, submitted by Larry Wittig for the location known as Block 377.01, Lot 31, 502 Beechwood Avenue was conditionally approved.
7. Hardship variance application for the creation of a covered front porch that would encroach into the front yard setback and exceed maximum principal lot coverage, submitted by Stephen & Susan Cubberley for the property known as Block 413, Lot 61, 230 Marshall Road was conditionally approved.
8. Hardship variance applicant for the creation of a new single-family dwelling that would exceed principal lot coverage on a lot that is deficient in area, frontage and width, submitted by Robert Salasin for the location known as Block 512.08, Lot 3001, 424 Hollywood Road was conditionally approved.

9. The following resolutions concerning applications heard on December 5th, 2024, were approved:

Penza	Block 764, Lot(s) 46-49
Hickey	Block 213, Lot(s) 5+6
McDevitt	Block 654, Lot 10
LDC Design & Construction	Block 495.01, Lot 10.02
Bigelow/Davis	Block 512.09, Lot 3068
McMenamin	Block 533.01, Lot 86+87
Benekam	Block 606, Lot 8
Owens	Block 235, Lot(s) 20+21
H and H Construction Services NJ, LLC	Block 409, Lot(s) 5.02,6+7
Woodrow	Block 741.04, Lot 12.02

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