

NOTICE OF DECISION Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on February 6th, 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 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 was denied.
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 was a split decision. The use variance was conditionally approved, but the hardship variance and minor site plan waiver were denied.
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 was conditionally approved.
4. Hardship variance application for the creation of the previously approved two (2) duplexes and two (2) single-family dwellings that will exceed the maximum height. Submitted by LJKQ Real Estate, LLC for the location known as Block 722, Lot(s) 1-5+30, 10000 Pacific Avenue was conditionally approved.
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 was conditionally approved.
6. The following resolutions concerning applications heard on January 9th, 2025, were approved:

Cape May Inlet Marina, Inc.
H and H Construction Services NJ, LLC
Woodrow
Pelli
Petrellis
Wittig
Clubberley
Salasin

Block 820, Lot(s) 8.02
Block 409, Lot(s) 5.02,6+7
Block 741.04, Lot 12.02
Block 410.17, Lot 5
Block 306, Lot(s) 5+6
Block 377.01, Lot 31
Block 413, Lot 61
Block 512.08, Lot 3001

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