

NOTICE OF DECISION

Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on March 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 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 was conditionally approved.
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 was conditionally approved.
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 was conditionally approved.
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 was conditionally approved.
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 was denied.
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 was continued to the April 3rd meeting.
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 was conditionally approved.

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 was conditionally approved.
9. 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 was conditionally approved.
10. 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 was conditionally approved.
11. The following resolutions concerning applications heard on February 6th, 2025, were approved:

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| 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 |

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