NOTICE OF DECISION

Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on August 7th, 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 demolition and reconstruction of a single-family dwelling that would encroach into the front yard setback and exceed maximum principal lot coverage, submitted by Gozzo Enterprise, LLC, for the location known as Block 752.02, Lot(s) 8-10, 714 San Fernando Road was conditionally approved.
2. Hardship variance application for the creation of an addition to an existing dwelling that would encroach into the side yard setback and exceed principal lot coverage, submitted by Sea Trail Properties, LLC, for the location known as Block 791, Lot(s) 6.03+6.04, 627 Sea Grove Avenue was conditionally approved.
3. The following resolutions concerning applications heard on July 10th, 2025, were approved:

Brennecke/Riddell Block 796, Lot 44

 Johnston Block 517, Lot(s) 21-23

 Tanney Block 141, Lot 48+49

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.

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William J. Galestok, PP,AICP

Director of Planning