NOTICE OF DECISION

Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on July 10th, 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 construction of a second-floor addition that would encroach into the front yard and side yard setbacks, as well as, exceeding the maximum principal lot coverage, and being deficient in minimum off-street parking. Submitted by Joseph Brennecke & Dilma Riddell for the location known as Block 796, Lot 44, 896 W. Rio Grande Avenue was conditionally approved.
2. Hardship variance application for the construction of a first-floor addition that would encroach into the side yard setback, submitted by Gordon Johnson for the location known as Block 517, Lot(s) 21-23, 12 Pinewood Avenue was conditionally approved.
3. Hardship variance application for the construction of a front porch roof that would encroach into the front yard setback, submitted by Mark Tanney, Jr. for the location known as Block 141, Lot(s) 48+49, 132 W. Bates Avenue was conditionally approved.
4. The following resolutions concerning applications heard on June 5th, 2025, were approved:

Baron Block 824.02, Lot 12

Sea Haven Holdings, LLC Block 216, Lot(s) 28-31

 Crabtree Block 675, Lot 18

 Tullybeg Properties, LLC Block 494.46, Lot 4

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