NOTICE OF DECISION

Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on June 5th, 2025, at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Minor site plan application for the approval of site improvements for the previously approved use of golf cart (low speed vehicles) and U-Haul rentals. Submitted by Christian Baron for the location known as Block 824.02, Lot 12, 1149 Route 109 was approved.
2. Use variance, minor subdivision, and hardship variance application for the creation of two newly described lots that would be deficient in area, depth, frontage, and front & rear yard setbacks. Use variance relief is required for the implementation of residential units with the GB-2 (General Business 2) zone. Submitted by Sea Haven Holdings, LLC for the location known as Block 216, Lot(s) 28-31, 1508 Main Street was conditionally approved.
3. Hardship variance application for the construction of an addition that would encroach into the front yard setback, submitted by Jon & Emily Crabtree for the property known as Block 675, Lot 18, 706 Atlantic Avenue was conditionally approved.
4. Hardship variance application for the construction of a new single-family dwelling on a lot deficient in lot area and frontage, submitted by Tullybeg Properties, LLC for the location known as Block 494.46, Lot 4, 500 Sycamore Road (ZBA 3671)
5. The following resolutions concerning applications heard on May 1st, 2025, were approved:

Baron Block 824.02, Lot 12

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