LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for June 5th, 2025 - 6:00 PM REVISED

6/5/2025

A. MEETING CALLED TO ORDER

Approval of minutes of past meeting, Engineer’s vouchers, etc.

Approval of resolutions concerning applications heard on May 1st, 2025:

Baron Block 824.02, Lot 12

B. NEW BUSINESS

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 (ZBA 3667)

**CONTINUED TO THE JULY 10TH MEETING PER APPLICANT’S REQUEST**

1. Minor site plan waiver 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 (ZBA 3668A / SP 25-04)
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 (ZBA 3669 / SUB 1567)
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 (ZBA 3670)
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)