NOTICE OF DECISION

Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on September 5th, 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 duplex that on a lot that is deficient in area, submitted by Joseph W. Spratt for the location known as Block 548, Lot(s) 5-9, 105 Clubhouse Drive was denied.
2. Hardship variance application for the creation of a single-family dwelling that would exceed principal lot coverage on a lot that is deficient in lot area, submitted by Richard Roach, Jr. for the location known as Block 497.05, Lot 13, 420 George Avenue was conditionally approved.
3. Use variance application for the creation of a duplex within the Marine General Business (MGB) zone, submitted by 1242 Wilson Drive, LLC for the location known as Block 764, Lot 20, 1242 Wilson Drive was conditionally approved.
4. Use variance and minor site plan waiver application for the utilization of a massage therapist home occupation within an existing residence in the Mainland Residential (R-3) zone, submitted by Stephanie R. Vogel for the location known as Block 689, Lot 9, 717 Whildam Avenue was conditionally approved.
5. The following resolutions concerning applications heard on August 7th, 2025, were approved:

Gozzo Enterprise, LLC Block 752.02, Lot(s) 8-10

 Sea Trail Properties, LLC Block 791, Lot(s) 6.03+6.04

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