LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for September 4th, 2025 - 6:00 PM

A. MEETING CALLED TO ORDER

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

Approval of resolutions concerning applications heard on August 7th, 2025:

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

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

B. OLD BUSINESS

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 (ZBA 3610)

C. NEW BUSINESS

1. 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 (ZBA 3612A)
2. 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 (ZBA 3676)
3. Use variance and minor site plan waiver application for the utilization of a message 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 (ZBA 3677)