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NOTICE OF DECISION Lower Township Planning Board

The Lower Township Planning Board, at a regularly scheduled meeting held on October 15th, 2026 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Dune review and hardship variance application for the demolition and reconstruction of a new duplex that would encroach into the front yard setback, on a lot deficient in area. Submitted by Robert & Janice Olivio for the location known as Block 299, Lot 1.01, 1001 Delaware Avenue was conditionally approved.
2. Minor subdivision and hardship variance application for the creation of two (2) newly described lots. Variance relief is requested for area, frontage, width and side yard setback. Submitted by N.L. Martucci Properties, LLC for the location known as Block 529, Lot(s) 34-38, 105 Elwood Road was conditionally approved.
3. The following resolutions concerning the application heard on September 17th, 2026 was approved:

Turse
Altman & Muench
Paoli

Block 416, Lot 3
Block 314, Lot(s) 2-3.02
Block 16, Lot 7

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.

William J. Galestok, PP,AICP
Director of Planning