

NOTICE OF DECISION
Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on July 2nd, 2026, at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Certificate of non-conforming use application for the certification of a non-conforming triplex. Submitted by CMEH Seashore, LLC for the location known as Block 752.01, Lot(s) 10.01+10.01 QFARM, 1036 Seashore Road was approved.
2. Hardship variance application for the construction of a 3-Season Room that would encroach into the rear yard setback. Submitted by William & Denise Wills for the location known as Block 723, Lot 5, Qualifier C-A, 225 E. South Station Avenue was conditionally approved.
3. Hardship variance application for the construction of an addition that would encroach into the front yard setback. Submitted by Robert Young for the location known as Block 702, Lot 11, Qualifier C-002, 108 E. Richmond Avenue was conditionally approved.
4. Hardship variance application for the construction of covered decks that would encroach into the front yard setback. Submitted by James J. Leyden, Jr. for the location known as Block 136, Lot(s) 63+64, 101 W. Bates Avenue was conditionally approved.
5. Hardship variance application for the construction of a new 2-story detached garage that would exceed in height that of the principal structure. Submitted by Joseph M. & Donna M. Schneider for the location known as Block 682, Lot 1, 1006 Rose Hill Parkway was conditionally approved.
6. The following resolutions concerning applications heard on June 4th, 2026, were approved:

Taggart	Block 765, Lot 11
Whitesell	Block 262, Lot 11
Glaser	Block 752.03, Lot(s) 10.02+11
Ambrose	Block 272, Lot 18
Briar, LLC	Block 727, Lot(s) 1-5+30

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