

NOTICE OF DECISION Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on June 4th, 2026, at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Extension for a previously approved Use Variance application submitted by John & Carol Taggart for the property known as Block 765, Lot 11, 1279-1281 Willson Drive was granted.
2. Hardship variance application for the approval of an addition to an existing single-family dwelling (SFD) that would encroach into both front yard setbacks. Submitted by James Whitesell for the location known as Block 262, Lot 11, 111 E Drumbed Road was conditionally approved.
3. Hardship variance application for the construction of additions to an existing single-family dwelling that would encroach into the side yard setback and exceed the maximum lot coverage. Submitted by Robert & Carol Glaser for the location known as Block 752.03, Lot(s) 10.02+11, 719 San Fernando Road was conditionally approved.
4. Certificate of non-conforming use variance application for the certification of an accessory dwelling unit. Submitted by Ambrose LaToya for the location known as Block 272, Lot 18, 27 E. Greenwood Avenue was approved.
5. Preliminary & final site plan, use variance, hardship variance, and architectural review application for the approval of four (4) duplex structures (8 residential units) in the GB-1 (General Business 1) zone. Hardship variance relief requested for front yard setback and curbing. Submitted by Briar, LLC for the location known as Block 727, Lot(s) 1-5+30, 10100 Pacific Avenue was denied.
6. The following resolutions concerning applications heard on May 7th, 2026, were approved:

ARCR Home Builders, LLC
Krawiec
Rappucci
Waxman

Block 331, Lot(s) 19+20
Block 165, Lot(s) 22+23
Block 665, Lot 27
Block 530, Lot(s) 25-28

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