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THIS BOARD WILL NOT BE RESPONSIBLE FOR ANY MIS-STATEMENTS, ERRORS OR OMISSIONS OF THESE MINUTES, AND CAUTIONS ANYONE REVIEWING THESE MINUTES TO RELY UPON THEM ONLY AT THEIR OWN RISK.

LOWER TOWNSHIP ZONING BOARD

A regularly scheduled meeting of the Zoning Board of Adjustment was held on October 1, 2026, at the Lower Township Municipal Building. The meeting was called to order at 6:00 P.M. by Chairman Hanson. The Recording Secretary stated that adequate notice of said meeting was given in compliance with the Open Public Meetings Act of 1975.

MEMBERS PRESENT:	Chairman James Hanson Joseph P. Baker Robert Basco, Sr. Robert Sweeten Ernest Utsch III Thomas Doherty/Alt II Daniel Morley/Alt IV
MEMBERS EXCUSED:	Vice Chairman Michael Kennedy Geoffrey Bostard/Alt I
MEMBERS ABSENT:	David F. Brand, Jr. Roy Abrams, Jr./Alt III
STAFF PRESENT:	Anthony J. Harvatt, II, Board Solicitor William J. Galestok, Board Secretary Patrick Wood, Recording Secretary William Cathcart, Board Engineer Kathryn M. Steiger, Zoning Clerk

CORRESPONDENCE:

Handouts:

- List of Board Engineer Vouchers, dated September 29, 2026
- List of Board Solicitor Vouchers, dated September 30, 2026

Chairman Hanson read the agenda aloud for the benefit of the public.

Mr. Sweeten made a motion to approve minutes from the meeting of September 3, 2026, seconded by Mr. Utsch. Motion carried.

Mr. Baker made a motion to approve all other resolutions from the meeting of September 3, 2026, seconded by Mr. Sweeten. Motion carried.

Mr. Utsch made a motion to approve Board Solicitor Vouchers, seconded by Mr. Sweeten. Motion carried.

Mr. Sweeten made a motion to approve Board Engineer Vouchers, seconded by Mr. Baker. Motion carried.

1. Discussion regarding the request of an administrative change to a previously approved application at the subject property known as Block 820, Lot 2.03

   Mr. Ronald J. Gelzunas, Jr., Esq., is representing the applicant.

After discussion with Mr. Gelzunas and the Board, Mr. Galestok advised this application will be continued to the Zoning Board meeting of November 5, 2026, as a full application and required applicable notification.

2. Hardship variance application for the construction of a pole barn that would be taller and larger than the principal structure. Submitted by Dennis Winslow for the location known as Block 421, Lot 1, 211 Breakwater Road

   The following two applicants were sworn in by Chairman Hanson:
   - Mr. Dennis Winslow
   - Mrs. Christine Winslow

Mrs. Winslow explained the purpose of the application is to install a pole barn, which will be larger than the principal dwelling, and located in the rear of the property.

Mr. Winslow testified that although the height of the new structure will be approximately 20.67 in height, it will be slightly below the height of the principal dwelling, which is approximately 22 feet high. The application is to obtain approval, due to the pole barn being larger than the dwelling.

Mr. Galestok clarified the applicants decided to err on the side of caution, and applied for relief from height and size.

This portion of the meeting was opened to the public. No comments were made from the public. This portion of the meeting was closed to the public.

Mr. Baker made a motion to conditionally approve the hardship variance, seconded by Mr. Sweeten.

During the vote, the following Member gave findings of fact along with their decisions:

Mr. Utsch:	Denied	Too large of a structure
Mr. Sweeten	Approved	No opposition from the public
Mr. Basco	Approved	No opposition from the public

VOTE:	Mr. Baker	YES	Mr. Sweeten	YES	Mr. Doherty	YES
	Mr. Basco	YES	Mr. Utsch	NO	Mr. Morley	YES
	Chairman Hanson	YES				

Motion was approved.

A memorializing resolution will be prepared by the Board Solicitor to review and approve at the next scheduled meeting.

3. Use variance and minor site plan waiver application for the utilization of a site within the R-3 (Mainland Residential) Zone as a commercial flower store. Submitted by Cape May Lavender, LLC for the location known as Block 495.02, Lot 1.01, 3001 Bayshore Road

Mr. Cory J. Gilman, Esq., is representing the applicant.

Mr. Gilman testified as follows:
Provided an overview of the application that included where the site is located and description of the lot that is a triangular shape. Noting this parcel is zoned as "Mainland Residential" (R-3), prohibiting commercial use, Mr. Gilman cited two (2) previous commercial use approvals for this parcel – first for a pizza shop and, after the property was sold, a subsequent approval for a tobacco shop.

The proposed use is to operate a flower shop, with no changes to the building or property, other than beautification and signage. The change in use needs a D(1) variance and commercial, and a request for waiver of a Minor Site Plan.

Ms. Georgeanne Wayman, principal member of applicant LLC, was sworn in by Chairman Hanson

Mr. Gary Thomas, PLS, PP, CFM, was sworn in by Chairman Hanson, and provided credentials, which were accepted by the Board.

In response to Mr. Gilman's request to discuss the intent of the application, Ms. Wayman testified that the LLC owns the property. Family has lived in this area for a long period of time, that led to a decision to construct a year-round retirement home. Initially, her business, growing lavender to sell to local vendors, started as a hobby and has operated for around 14 years, working approximately 10 summers with a specific hotel. As the business grew, Ms. Wayman was able to expand and sell her product to area nurseries. The intent is to continue to expand, with the new location enabling operation as a private floral studio. Public access is not intended, unless approval is granted. Operation hours and days are Thursday through Monday, 10:00 am to 5:00 pm. The only employee is an assistant, with family assisting in deliveries. Most of the business transactions are conducted "online," therefore, large volume of in-person traffic is not expected. Deliveries will also be expedited via Door Dash and Ms. Wayman, where approximately 20 deliveries occur during operations. The back driveway and back door will be utilized for deliveries in and out.

Ms. Wayman clarified to the Board that deliveries to the facility are typically once a week, usually between 9:00 am – 11:00 am.

Mr. Thomas reconfirmed the location and odd shaped lot, noting there will be no changes to the placement or size of the signage, and that everything is staying exactly the same, except for use, which will actually be less intrusive to the neighborhood.

Mr. Thomas continued, stating a Site Plan Waiver is reasonable, since signage and drainage already exist, with no substantial detriments caused to the neighborhood, public good, or Zoning Plan by granting a waiver, as this is a lesser use of the property from previous operations. This promotes development of public safety and general welfare and provides adequate air, light, and open space. In conclusion, this site is particularly suited for the proposed use.

Mr. Galestok reported the Fire Safety comments of 09/16/2026 were acceptable.

Mr. Cathcart stated the Minor Site Plan Waiver did not require a report.

Mr. Galestok advised that a Site Plan was previously completed for the pizza shop, and prior to that, a gas station.

This portion of the meeting was opened to the public. No comments were made from the public. This portion of the meeting was closed to the public.

Mr. Sweeten made a motion to conditionally approve the use variance, seconded by Mr. Utsch.

During the vote, the following Member gave findings of fact along with their decisions:
Mr. Sweeten: Approve Previous business operations/Less intrusive

VOTE:	Mr. Baker	YES	Mr. Sweeten	YES	Mr. Doherty	YES
	Mr. Basco	YES	Mr. Utsch	YES	Mr. Morley	YES
	Chairman Hanson	YES				

Motion was approved.

Chairman Hanson made a motion to approve the site plan waiver, seconded by Mr. Basco.

VOTE:	Mr. Baker	YES	Mr. Sweeten	YES	Mr. Doherty	YES
	Mr. Basco	YES	Mr. Utsch	YES	Mr. Morley	YES
	Chairman Hanson	YES				

Motion was approved

Memorializing resolutions will be prepared by the Board Solicitor to review and approve at the next scheduled meeting.

4. Hardship variance application for the construction of an addition that would encroach into the front yard setback. Submitted by Diane M. Grecsek for the location known as Block 680, Lot 11, 1203 Lincoln Boulevard

Mr. Charles W. Sandman, III, Esq., is representing the applicant.

Mr. Sandman testified this is a hardship variance for a front yard setback, causing a minor encroachment. The purpose is to construct a 500 square foot addition of a bedroom and handicapped-equipped bathroom, by expanding the first-floor footprint. Constructing a second floor is not an option, since family members are physically unable to navigate stairs, due to health restrictions.

After evaluating options, due to physical limitations of the occupants, plus where the dwelling is situated on the lot with two (2) front yards, the only option is to enlarge the first floor.

Ms. Diane M. Grecsek, applicant, was sworn in by Chairman Hanson.

In response to Mr. Sandman's request, Ms. Grecsek testified that because of financial needs and to provide care for an aging parent, this addition is necessary. Several other members of her family have physical disabilities; therefore, a second floor, requiring stairs for access, is not possible.

Ms. Grecsek stated the space between the fence and addition will be eight (8) feet, with the height not meeting at the peak of the existing house – it will be slightly lower, however, will be determined by the builder.

In response to the Board's questions, Ms. Grecsek confirmed the following:

Proposed addition:	A bedroom and handicapped equipped bathroom
Replace existing deck:	No – the addition will be along the deck
Separate entrance for addition:	The main entrance will be used, with possible access of a sliding door to the deck
Arch access through existing wall:	Yes, with possible sliding door to the deck

Chairman Hanson commented the additional door is irrelevant, so long as the interior entrance is created and the addition is tied together with the house.

Ms. Grecsek confirmed the property is occupied as a principal, year-round dwelling, with no intention of renting.

This portion of the meeting was opened to the public. No comments were made from the public. This portion of the meeting was closed to the public.

Mr. Sandman concluded the proposed project is consistent with the neighborhood, other family members live nearby, with no substantial detriments caused to the public good.

Mr. Galestok made an observation that, although the plan is 15 scale, it is 18 feet from the curb line on Lincoln Boulevard, and therefore, has substantial frontage.

Mr. Utsch made a motion to conditionally approved the hardship variance, seconded by Mr. Basco.

VOTE:	Mr. Baker	YES	Mr. Sweeten	YES		Mr. Doherty	YES
	Mr. Basco	YES	Mr. Utsch	YES		Mr. Morley	YES
	Chairman Hanson	YES					

Motion was approved.

A memorializing resolution will be prepared by the Board Solicitor to review and approve at the next scheduled meeting.

5. Hardship variance application for the construction of an addition that would encroach into the rear and side yard setbacks. Submitted by Paul R. & Lisa N. Cook for the location known as Block 494.01, Lot 27.04, 411 Tahoe Drive

The following were sworn in by Chairman Hanson:
Applicants: Mr. Paul R. Cook
Mrs. Lisa N. Cook
Builder: Justin Wolf

Mr. Wolf testified the purpose is a proposed addition, encroaching in rear and side yard setbacks. An inground pool is being installed 10 feet from the addition.

Mr. Wolf responded to the Board's questions regarding:

- Reason to bump out the side yard setback Sufficient space for ingress/egress
- Push the doorway to the side to remove encroachment: Design was based on the homeowner's request

Mr. Cook explained that family has lived in the area since 1961. In 2009, he purchased the subject property to eventually retire. Expansion is now needed to accommodate a growing family. The addition will consist of a bedroom, bathroom, and living space, with an inground pool being installed. Various way to locate the addition were reviewed; however, in order to accommodate for the pool, it causes the addition to encroach. If reduced to 36 inches, there is not enough space to frame a doorway. A side door is also desired.

Mr. Cook clarified this will not be a separate unit, with pocket door for access, allowing for privacy and more space.

Mr. Galestok inquired about windows on the encroaching side. Mr. Wolf stated no windows are planned. Mr. Galestok advised that fire code may require additional work.

In response to the Board's question on the door for the bump out section, Mr. Cook stated this is not a primary ingress/egress access, and can make gravel or concrete for the pathway. Mr. Cook also stated there will be a back sliding door.

This portion of the meeting was opened to the public. No comments were made from the public. This portion of the meeting was closed to the public.

Mr. Basco made a motion to conditionally approve the hardship variance, seconded by Mr. Sweeten.

VOTE:	Mr. Baker	YES	Mr. Sweeten	YES		Mr. Doherty	YES
	Mr. Basco	YES	Mr. Utsch	YES		Mr. Morley	YES
	Chairman Hanson	YES					

Motion was approved.

A memorializing resolution will be prepared by the Board Solicitor to review and approve at the next scheduled meeting.

6. Hardship variance application for the demolition and reconstruction of a two-story single-family dwelling that would encroach into the front yard setback. Submitted by Gustav Edward Olson for the location known as Block 239, Lot 1, 301 W. Wilde Avenue

The following two applicants were sworn in by Chairman Hanson:
Mr. Gustav E Olson
Mrs. Theresa Olson

Mr. Olson testified the existing house is to be demolished, with a two-story new dwelling, in the same footprint. Upon completion of the construction, the intent is to move down permanently.

In response to the Board's question, Mr. Olson confirmed that, other than this encroachment, all else will comply.

Mr. Galestok reported that the house would not encroach into the year yard setback. Holly Court Road is a private road, which was reviewed by Judge Callinan.

This portion of the meeting was opened to the public.

Ms. Rose Moore, resident of 500 Beach Avenue, was sworn in by Chairman Hanson. Ms. Moore testified she is a neighbor of the applicants and as in favor of the application

This portion of the meeting was closed to the public.

Mr. Baker made a motion to conditionally approve the hardship variance, seconded by Mr. Utsch.

VOTE:	Mr. Baker	YES	Mr. Sweeten	YES		Mr. Doherty	YES
	Mr. Basco	YES	Mr. Utsch	YES		Mr. Morley	YES
	Chairman Hanson	YES					

Motion was approved.

A memorializing resolution will be prepared by the Board Solicitor to review and approve at the next scheduled meeting.

At 6:50 P.M., Chairman Hanson made a motion to adjourn, seconded by Mr. Basco. Motion carried.

Respectfully submitted,

Patrick L. Wood,
Recording Secretary

A verbatim recording of said meeting is on file in Township Hall.

THESE MINUTES HAVE NOT BEEN FORMALLY APPROVED AND ARE SUBJECT TO CHANGE OR MODIFICATION BY THE PUBLIC BODY AT ITS NEXT MEETING. THIS BOARD WILL NOT BE RESPONSIBLE FOR ANY MIS-STATEMENTS, ERRORS OR OMISSIONS OF THESE MINUTES, AND CAUTIONS ANYONE REVIEWING THESE MINUTES TO RELY UPON THEM ONLY AT THEIR OWN RISK.