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TOWNSHIP OF LOWER
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LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for November 5th, 2026 - 6:00 PM

REVISED
11/2/2026

A. MEETING CALLED TO ORDER

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

Approval of resolution concerning applications heard on October 1st, 2026:

Winslow	Block 421, Lot 1
Cape May Lavender, LLC	Block 495.02, Lot 1.01
Grecsek	Block 680, Lot 11
Cook	Block 494.01, Lot 27.04
Olson	Block 239, Lot 1

B. NEW BUSINESS

1. Certificate of non-conforming use application for the certification of existing industrial use. Submitted by Joseph P. Baker for the property known as Block 500.01, Lot 45.12, 631 Shunpike Road (ZBA 3716)

2. Hardship variance application for the construction of a roof over an existing front deck that would encroach into the front yard setback. Submitted by Edward & Patricia Voorhis for the property known as Block 562, Lot 11, 1321 Emerson Avenue (ZBA 3706)

3. Hardship variance application for the construction of an addition to a single-family dwelling that would encroach into the front yard setback. Submitted by Kyle Gagliardi for the location known as Block 749, Lot 9.08, 1 Robin Lane (ZBA 3715)

4. Use and hardship variance application for the demolition and reconstruction of a single-family dwelling that would encroach into the side yard setback of the Motel-Hotel (MH) Zone. Submitted by First Knight Cape 750, LLC & First Knight 715, LLC for the property known as Block 505, Lot 32, 750 Route 9 (ZBA 3712)

5. Use variance application for the conversion of an existing single-family dwelling (SFD) into a duplex within the General Business (GB) Zone. Submitted by Michele Bauer-Boyd for the property known as Block 776, Lot(s) 3+4, 940 Route 9 (ZBA 3713)

6. Use and hardship variance application for the creation of an in-ground swimming pool enclosure that would be on a lot with no principal structure and in the front yard. Submitted by Janice & Will Morey for the location known as Block 820, Lot 2.03, 8500 Bayview Drive (ZBA 3681A)
   CONTINUED TO THE DECEMBER 3RD MEETING PER APPLICANT'S REQUEST

7. Hardship variance application for the construction of a single-family dwelling that would encroach into the front yard setback. Submitted by ARCR Home Builders, LLC for the location known as Block 135, Lot 1, 248 W. Atlantic Avenue (ZBA 3714)
   CONTINUED TO THE DECEMBER 3RD MEETING WITH NEW NOTICE