NOTICE OF DECISION
Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on November 5th, 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 existing industrial use. Submitted by Joseph P. Baker for the property known as Block 500.01, Lot 45.12, 631 Shunpike Road was approved.

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 was conditionally approved.

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 was conditionally approved.

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 was conditionally approved.

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 was conditionally approved.

6. The following resolutions concerning applications heard on October 1st, 2026, were approved:

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

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.

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William J. Galestok, PP,AICP
Director of Planning