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TOWNSHIP OF  
LOWER

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## LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for October 1<sup>st</sup>, 2026 - 6:00 PM

### A. MEETING CALLED TO ORDER

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

Approval of resolution concerning applications heard on September 3<sup>rd</sup>, 2026:

Koehn  
Heavener  
Tomes  
Laguardia  
Circa 1842, LLC  
Dare

Block 116, Lot 1  
Block 494.44, Lot 13  
Block 324, Lot 20  
Block 158, Lot 4  
Block 495.01, Lot 8.01  
Block 606, Lot 6

### B. NEW BUSINESS

1. 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 (ZBA 3707)
2. 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 (ZBA 3708)
3. 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 (ZBA 3709)
4. 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 (ZBA 3710)
5. 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 (ZBA 3711)