

NOTICE OF DECISION

Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on October 1st, 2026, at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

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 was conditionally approved.
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 was conditionally approved.
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 was conditionally approved.
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 was conditionally approved.
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 was conditionally approved.
6. The following resolutions concerning applications heard on September 3rd, 2026, were approved:

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

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