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TOWNSHIP OF
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LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for September 3rd, 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 August 6th, 2026:

Seashore Properties, LLC
Hird
McVey

Block 539, Lot 60
Block 153, Lot(s) 1+2
Block 746, Lot 11.02

B. REQUESTS OF EXTENSION

1. Extension of hardship variance for the previously approved application, submitted by Dorothy Koehn, for the location known as Block 116, Lot 1, 98 Millman Lane, Villas (ZBA 3289D)

C. OLD BUSINESS

2. Hardship variance application for the construction of additions that would encroach into the side yard setback and exceed the maximum principal lot coverage. Submitted by Mark & Michelle Heavener for the location known as Block 494.44, Lot 13, 3112 Butternut Road (ZBA 3702)

D. NEW BUSINESS

3. Use and hardship variance application for the expansion of a non-conforming detached garage with a second-floor apartment that would encroach into the front yard setback. Submitted by David P. Tomes, Jr. for the location known as Block 324, Lot 20, 1882 Bayshore Road (ZBA 3406B)
4. Hardship variance application for the conversion of an existing single-family dwelling into a duplex, requiring variance relief for lot area. Submitted by Edward Laguardia for the location known as Block 158, Lot 4, 301 W. New York Avenue (ZBA 3703)
5. Hardship variance application for the preservation from demolition an existing front addition that encroaches into the front yard setback. Submitted by Circa 1842, LLC for the location known as Block 495.01, Lot 8.01, 156 Fishing Creek Road (ZBA 3704 / SUB 1574A)
6. Hardship variance application for the construction of an addition that would encroach into the rear yard setback and the minimum distance required between structures. Submitted by Scott & Elizabeth Dare for the location known as Block 606, Lot 6, 905 Holmes Avenue (ZBA 3705)