

NOTICE OF DECISION

Lower Township Zoning Board of Adjustment

The Lower Township Zoning Board of Adjustment, as a regularly scheduled meeting held on September 3rd, 2026, at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

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 was approved.
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 was conditionally approved.
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 was conditionally approved.
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 was conditionally approved.
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 was conditionally approved.
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 was conditionally approved.
7. The following resolutions concerning applications heard on August 6th, 2026, were approved:

Seashore Properties, LLC
Hird
McVey

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

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