

Frank Sippel, Mayor  
[fsippel@townshipoflower.org](mailto:fsippel@townshipoflower.org)

Kevin Coombs, Deputy Mayor  
[kcoombs@townshipoflower.org](mailto:kcoombs@townshipoflower.org)

Thomas Conrad, Ward 1  
[tconrad@townshipoflower.org](mailto:tconrad@townshipoflower.org)



TOWNSHIP OF  
LOWER

2600 Bayshore Road  
Villas, New Jersey 08251

Joseph Wareham, Ward 2  
[jwareham@townshipoflower.org](mailto:jwareham@townshipoflower.org)

Roland Roy, Jr., Ward 3  
[rroy@townshipoflower.org](mailto:rroy@townshipoflower.org)

Michael Laffey, Manager  
[mlaffey@townshipoflower.org](mailto:mlaffey@townshipoflower.org)

## NOTICE OF DECISION Lower Township Planning Board

The Lower Township Planning Board, at a regularly scheduled meeting held on May 15<sup>th</sup>, 2025 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Minor subdivision and hardship variance application for the creation of two (2) newly described lots that would be deficient in lot area, frontage and width. Submitted by N.L. Martucci Properties, LLC, for the location known as Block 340, Lot(s) 42,44,46+48, 230 Evergreen Avenue was conditionally approved.

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