

Frank Sippel, Mayor
fsippel@townshipoflower.org

Kevin Coombs, Deputy Mayor
kcoombs@townshipoflower.org

Thomas Conrad, Ward 1
tconrad@townshipoflower.org



TOWNSHIP OF LOWER
2600 Bayshore Road
Villas, New Jersey 08251

Joseph Wareham, Ward 2
jwareham@townshipoflower.org

Roland Roy, Jr., Ward 3
rroy@townshipoflower.org

Michael Laffey, Manager
mlaffey@townshipoflower.org

LOWER TOWNSHIP PLANNING BOARD

Submitted for April 17th, 2025 - 6:00 PM

REVISED
4/14/2025

A. MEETING CALLED TO ORDER

Recital of the Open Public Meetings Act & roll call

Pledge of Allegiance

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

Approval of resolutions concerning applications heard on March 20th, 2025:

Sea Haven Holdings, LLC
Sea Haven Holdings, LLC
Beebe / Tavano

Block 487.03, Lot(s) 83.02+84
Block 67, Lot(s) 1.01-4
Block 733, Lot(s) 17+18

B. NEW BUSINESS

1. Informal review application for the concept of a minor subdivision. Submitted by Joseph Scotti for the location known as Block 499.01, Lot 5.07, 668 Crawford Road (SUB 1563)
2. Informal review application for the concept of future additions to the pre-existing fishery. Submitted by Lund's Fisheries, Inc., for the location known as Block 793, lot 15.01, 997 Ocean Drive (SP 23-3A)

C. DISCUSSION

3. Discussion regarding the potential redefinition of the GB-2 & GB-1 zones in reference to accessory apartment, as well as further details of implementation and sizes.