

# TOWNSHIP OF LOWER

2600 Bayshore Road  
Villas, New Jersey 08251



Incorporated 1798  

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(609) 886-2005

## LOWER TOWNSHIP PLANNING BOARD

Submitted for October 17<sup>th</sup>, 2024 - 6:00 PM

REVISED  
10/16/2024

### 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 September 19<sup>th</sup>, 2024:

Sun Lake Laurie RV, LLC  
N.L. Martucci Properties

Block 510, Lot(s) 4.01,5,20,21.03+21.12  
Block 278, Lot(s) 28.02+29-31

### B. DISCUSSION

1. Discussion regarding the previously approved Pismennyy Site Plan (SP 24-7) over the addition and alteration of creating a three-story structure, where a two-story structure was presented.

### C. MINOR SUBDIVISION SUB COMMITTEE

2. Minor subdivision application for the creation of two newly described lots, submitted by Ernest & Janice Utsch for the location known as Block 746, Lot(s) 13.01+17, 689 New England Road (SUB 1525A)
3. Minor subdivision application for the creation of two newly described lots, submitted by James W. Bratten IV for the location known as Block 468, Lot(s) 1,2+16, 948 Fay Avenue (SUB 1550)
4. Minor subdivision application for the creation of three newly described lots, submitted by John Halbruner for the location known as Block 485, Lot(s) 60-62+64-66, 923 Main Street (SUB 1552)

D. NEW BUSINESS

5. Minor subdivision and hardship variance application for the creation of two newly described lots that are deficient in lot area and depth, submitted by Sea Haven Georgia Ave, LLC for the location known as Block 233.01, Lot 1, 101 Georgia Avenue (SUB 1551)
6. Preliminary and final site plan application for the construction of a gatehouse that would replace the site's existing, submitted by Seapointe Village Master Association for the location known as Block 719, Lot(s) 1.12, 2+3.02, 9901 Seapointe Boulevard (SP 24-14)
7. Minor site plan waiver application for the installation of an outdoor bathroom trailer for as an ancillary use to the principal restaurant, submitted by RL Farms, Inc. for the location known as Block 790, Lot 8, 502 Sunset Boulevard (SP 24-15)