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| Frank Sippel, Mayor  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) | lower township logo from 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 August 21st, 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 Robert J. Salasin for the location known as Block 512.07, Lot(s) 2904+2905, 501 Baywyn Road was continued to the September 18th meeting.
2. Preliminary and final major subdivision application for the creation of four (4) newly described lots. Submitted by Scott Peter for the location known as Block 753.05, Lot 1, 794 Route 109 was continued to the September 18th meeting.
3. Dune site plan review and hardship variance application for the construction of a new single-family dwelling that would exceed the maximum permitted height. Submitted by Thomas & Deborah Caltabiano for the location known as Block 512.14, Lot 11, 3309 Shore Drive was conditionally approved.
4. Minor site plan waiver application for the construction of a new storage building. Submitted by Bumble Bee Foods, LLC for the location known as Block 822.01, Lot 1.01, 994 Ocean Drive was approved.
5. The following resolution concerning the application heard on July 17th, 2025 was approved:

Zebrowski Block 497.01, Lot(s) 22.07+23

Webster Block 557.01, Lot(s) 45.02-50

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.

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William J. Galestok, PP,AICP

Director of Planning