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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) |

LOWER TOWNSHIP PLANNING BOARD

Submitted for August 21st, 2025 - 6:00 PM

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 July 17th, 2025:

Zebrowski Block 497.01, Lot(s) 22.07+23

Webster Block 557.01, Lot(s) 45.02-50

B. NEW BUSINESS

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 (SUB 1568A)
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 (SUB 1571)
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 (DR 25-04)
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 (SP 25-06)