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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 July 17th, 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, width. Submitted by Edward & Carolyn Zebrowski for the location known as Block 497.01, Lot(s) 22.07+23, 518 Shunpike Road was conditionally approved.
2. Minor subdivision and hardship variance application for the creation of two (2) newly described lots that would be deficient in lot frontage and width. Submitted by Michael & Mary Webster for the location known as Block 557.01, Lot(s) 45.02-50, 6 & 8 Englewood Road was conditionally approved.
3. The following resolution concerning the application heard on June 19th, 2025 was approved:

Chambers Block 489.01, Lot(s) 5+6

Allison Block 488.02, Lot(s) 32+34

Block 487.05, Lot 71

Salasin Block 512.07, Lot(s) 2904+2905

Costello Block 497.10, Lot 5.06

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