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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 July 17th, 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 June 19th, 2025:

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

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, width. Submitted by Edward & Carolyn Zebrowski for the location known as Block 497.01, Lot(s) 22.07+23, 518 Shunpike Road (SUB 1569)

1. 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 (SUB 1570)