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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 June 19th, 2025 - 6:00 PM REVISED

6/19/2025

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 May 15th, 2025:

N.L. Martucci Properties, LLC Block 340, Lot(s) 42,44,46+48

B. DISCUSSION

1. Adoption of Amendment to the Lower Township Master Plan

The Planning Board, after a public hearing, to be held, June 19th, 2025, intends to adopt the Township of Lower Stormwater Management Plan dated June 2025, and incorporate said plan as an Amendment to the Lower Township Master Plan.

1. Discussion regarding the temporary approval of outdoor seating for an application that had a previously approved minor site plan, Fleck’s Ice Cream Parlor (SP 24-06)

C. OLD 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, and side yard setback. Submitted by Joseph T. Chambers for the location known as Block 489.01, Lot(s) 5+6, 870 Towerview Road (SUB 1566)
2. Minor subdivision and hardship variance application for the creation of two (2) newly described lots that would be deficient in lot depth. Submitted by Glenn & Barbara Allison for the location known as Block 488.02, Lot(s) 32+34 & Block 487.05, Lot 71, 915 Towerview Road (SUB 1565)

D. 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 1568)
2. Minor site plan waiver and conditional use application for the utilization of a home occupation for the sale of baked goods. Submitted by Briana Costello for the location known as Block 497.10, Lot 5.06, 310 Breakwater Road (SP 25-05)