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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 REVISED

Submitted for May 15th, 2025 - 6:00 PM 5/15/2025

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.

B. DISCUSSION

1. Discussion of future Master Plan Reexamination Meeting to be either on June 12th or June 26th.
2. Discussion of future date and planning for Lower Township Volunteer Day.

C. 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 N.L. Martucci Properties, LLC, for the location known as Block 340, Lot(s) 42,44,46+48, 230 Evergreen Avenue (SUB 1564)

1. 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)

**CONTINUED TO THE JUNE 19TH MEETING PER APPLICANT’S REQUEST**

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)

**CONTINUED TO THE JUNE 19TH MEETING PER APPLICANT’S REQUEST**