

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

NOTICE OF DECISION Lower Township Planning Board

The Lower Township Planning Board, at a regularly scheduled meeting held on October 17th, 2024 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Minor subdivision application for the creation of two newly described lots, submitted by Ernest & Janice Utsch for the location known as Block 746, Lot(s) 13.01+17, 689 New England Road was approved.
2. Minor subdivision application for the creation of two newly described lots, submitted by James W. Bratten IV for the location known as Block 468, Lot(s) 1,2+16, 948 Fay Avenue was approved.
3. Minor subdivision application for the creation of three newly described lots, submitted by John Halbruner for the location known as Block 485, Lot(s) 60-62+64-66, 923 Main Street was approved.
4. Minor subdivision and hardship variance application for the creation of two newly described lots that are deficient in lot area and depth, submitted by Sea Haven Georgia Ave, LLC for the location known as Block 233.01, Lot 1, 101 Georgia Avenue was conditionally approved.
5. Preliminary and final site plan application for the construction of a gatehouse that would replace the site's existing, submitted by Seapointe Village Master Association for the location known as Block 719, Lot(s) 1.12, 2+3.02, 9901 Seapointe Boulevard was approved.
6. Minor site plan waiver application for the installation of an outdoor bathroom trailer for as an ancillary use to the principal restaurant, submitted by RL Farms, Inc. for the location known as Block 790, Lot 8, 502 Sunset Boulevard was approved.
7. The following resolution concerning the application heard on September 19th, 2024 was approved:

Sun Lake Laurie RV, LLC
N.L. Martucci Properties, LLC

Block 510, Lot(s) 4.01, 5, 20, 21.03+21.12
Block 278, Lot(s) 28.02+29-31

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.

William J. Galestok, PP,AICP
Director of Planning