

Frank Sippel, Mayor  
[fsippel@townshipoflower.org](mailto: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)



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 March 20<sup>th</sup>, 2025 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 (2) newly described lots, submitted by Sea Haven Holdings, LLC for the location known as Block 487.03, Lot(s) 83.02+84, 937 Myrna Road was approved.
2. Minor subdivision and hardship variance application for the creation of two (2) newly described lots that are deficient in lot area, frontage, width, and minimum required distance for accessory structure, by Sea Haven Holdings, LLC for the location known as Block 67, Lot(s) 1.01-4, 704 E. Tampa Avenue was conditionally approved.
3. Minor subdivision and hardship variance application for the relocation of an existing lot line to newly described two (2) lots. Hardship variance relief request for lot area, frontage, width, depth, side yard setback, front yard setback, rear yard setback, principal lot coverage, accessory side yard setback, accessory rear yard setback. Submitted by Sandra Beebe and Cheryl & Carmen Tavano for the location known as Block 733, Lot(s) 17+18, 201-203 Madison Avenue was conditionally approved.
4. The following resolution concerning the application heard on February 20<sup>th</sup>, 2025 was approved:

Ritchey  
Hart

Block 351, Lot(s) 3-7  
Block 113, Lot(s) 27,28,48+49

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