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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) |

NOTICE OF DECISION

Lower Township Planning Board

The Lower Township Planning Board, at a regularly scheduled meeting held on October 16th, 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 Cape Home Investments, LLC for the location known as Block 495.01, Lot 8, 158 Fishing Creek was approved.
2. 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 was conditionally approved.
3. Preliminary and final major subdivision application for the creation of four (4) newly described lots. Submitted by Scott Peter for the location known as Block 753.05, Lot 1, 794 Route 109 was approved.
4. Minor subdivision and hardship variance application for the creation of two (2) newly described lots that would be deficient in lot area, frontage, width, depth, and encroach into the front yard setback. Submitted by 201 W Delaware Parkway, LLC for the location known as Block 123, Lot(s) 43-45, 201 W Delaware Parkway was conditionally approved.
5. Dune area site plan review application for the creation of a new single-family dwelling, submitted by Pearl Oasis, LLC for the location known as Block 512.14, Lot 25, 2905 Shore Drive was approved.

1. Minor site plan waiver application for the installation of four (4) new industrial tanks to be used for the brewing process, submitted by Cape May Brewery for the location known as Block 410.01, Lot 36, 409 Breakwater Road was approved.
2. The following resolution concerning the application heard on September 18th, 2025 was approved:

Plenn Block 485, Lot 63.02

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.

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William J. Galestok, PP,AICP

Director of Planning