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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 October 16th, 2025 - 6:00 PM REVISED

10/3/2025

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 September 18th, 2025:

Plenn Block 485, Lot 63.02

B. MINOR SUBDIVISION COMMITTEE

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 (SUB 1574)

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, and width. Submitted by Robert J. Salasin for the location known as Block 512.07, Lot(s) 2904+2905, 501 Baywyn Road (SUB 1568A)
2. 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 (SUB 1571)
3. 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 (SUB 1573)

D. NEW BUSINESS

1. 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 (DR 23-02A)

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 (SP 19-02A)

E. PROPOSED ORDINANCE CHANGES

1. Proposed change to the definition of Dwelling Unit under 400-8

1. Proposed change to the definition of Accessory Building, Structure or Use under 400-8