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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 September 18th, 2025 - 6:00 PM REVISED

9/12/2025

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 August 21st, 2025:

Caltabiano Block 512.14, Lot 11

Bumble Bee Foods, LLC Block 822.01, Lot 1.01

B. DISCUSSION

1. Discussions regarding the potential redefinition of the following zones:
   1. The Derivates of Block 494.01, Lot 28, commonly known as “Shawmount Estates”/ Cedardale Court, from Conservation (C) to Mainland Residential (R-3)
   2. The Derivates of Block 495.01, Lot 13.01, commonly known as “Breakwater Estates”/ Leonard Drive & Kaylin Court, from General Business (GB) to Mainland Residential (R-3)
   3. The North Cape May GB-1 District to a GB-2 District
   4. An Overlay Zone encompassing Block 763, Block 764, Lot(s) 11-31, and Block 765, Lot(s) 1.02 to 25, to allow Single- and Two-Family homes on the condition that a deeded notice be applied regarding the permitted commercial activity in the zone resulting in noise, odor and general disruption to a residential area.

C. MINOR SUBDIVISION COMMITTEE

1. Minor subdivision application for the creation of two (2) newly described lots, submitted by Mitchell & Angela Plenn for the location known as Block 485, Lot(s) 63.02, 926 Woolson Road (SUB 1572)

D. 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)

E. 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, 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)

**CARRIED TO THE OCTOBER 16TH MEETING DUE TO INSUFFICIENT NOTICE**