

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER TOWNSHIP PLANNING BOARD

Submitted for January 16th, 2024 - 6:00 PM

REVISED
1/16/2025

A. MEETING CALLED TO ORDER

Recital of the Open Public Meetings Act & roll call

Pledge of Allegiance

Election of Chairman, Vice-Chairman, Board Secretary, Recording Secretary; Appointment of Solicitor and Engineer; Minor Subdivision Committee; Confirmation of Meeting Dates.

Approval of minutes of past meetings, Engineer's vouchers, etc.

Approval of resolutions concerning applications heard on December 12th, 2024:

Bosetski
Santoro

Block 443, Lot(s) 1-4
Block 815, Lot 7

B. REQUESTS OF EXTENSION

1. Extension for a previously approved Minor Subdivision application submitted by Edward & Suzanne Wuerker for the property known as Block 146, Lot(s) 1-4, 160 Pennsylvania Avenue (SUB 1546A)
2. Extension for a previously approved Minor Subdivision application submitted by Nels J. Johnson for property known as Block 557.01, Lot(s) 33-37, 16 Englewood Road (SUB 1487B)

C. OLD BUSINESS

3. Dune site plan review application for the creation of a new single-family dwelling, submitted by David & Jocelyn Lowe for the location known as Block 512.14, Lot 2, 3605 Shore Road (DR 24-3A)
4. Minor subdivision and hardship variance application for the creation of two newly created lots that are deficient in lot frontage and width, submitted by Andrew McKelvey for the location known as Block 480, Lot(s) 95-97, 343 Route 9 & 903 North Parkway (SUB 1555)

D. NEW BUSINESS

5. Minor subdivision and hardship variance application for the creation of two (2) newly described lots that are deficient in lot area, frontage and width, submitted by James Ritchey for the property known as Block 351, Lot(s) 3-7, 89 Wildwood Avenue (SUB 1557)
6. Minor subdivision and hardship variance application for the creation of two (2) newly described lots that are deficient in lot area, frontage, and width, submitted by Robert Hart for the property known as Block 113, Lot(s) 27,28,48+49, 203 Bay Avenue (SUB 1558)
7. Revised dune review and hardship variance application for the creation of an inground pool within the front yard, submitted by David & Christine Arata for the property known as Block 398, Lot 1 & Block 494.02, Lot(s) 2.01+2.02, 2695-2697 Bay Drive (DR 23-3A)

E. DISCUSSION

8. Discussion regarding the potential redefinition of the GB-2 & GB-1 zones in reference to accessory apartment, as well as further details of implementation and sizes.