

Frank Sippel, Mayor
fsippel@townshipoflower.org

Kevin Coombs, Deputy Mayor
kcoombs@townshipoflower.org

Thomas Conrad, Ward 1
tconrad@townshipoflower.org



TOWNSHIP OF LOWER
2600 Bayshore Road
Villas, New Jersey 08251

Joseph Wareham, Ward 2
jwareham@townshipoflower.org

Roland Roy, Jr., Ward 3
rroy@townshipoflower.org

Michael Laffey, Manager
mlaffey@townshipoflower.org

LOWER TOWNSHIP PLANNING BOARD

Submitted for March 20th, 2025 - 6:00 PM

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 February 20th, 2025:

Ritchey
Hart

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

B. MINOR SUBDIVISION COMMITTEE

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 (SUB 1560)

C. NEW BUSINESS

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 (SUB 1561)
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 (SUB 1562)