

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 ZONING BOARD OF ADJUSTMENT

Submitted for May 1st, 2025 - 6:00 PM

A. MEETING CALLED TO ORDER

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

Approval of resolutions concerning applications heard on April 3rd, 2025:

Crugnola	Block 242, Lot(s) 22+23
Alliano	Block 255, Lot 81.13
Alliano	Block 255, Lot 81.14
Isles	Block 510, Lot 27
794 Route 109, LLC	Block 753.05, Lot 1
Smulski	Block 14, Lot(s) 32+33
Hansen	Block 737, Lot(s) 10-12

B. NEW BUSINESS

1. Use and hardship variance application for the utilization Golf-Cart (Low Speed Vehicles) and U-Haul rentals on a site that already utilizes towing storage. Hardship variance relief also required for signage. Submitted by Christian Baron for the location known as Block 842.02, Lot 12, 1149 Route 109 (ZBA 3668)