

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 August 20th, 2026 - 6:00 PM

REVISED
8/17/2026

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 application heard on July 17th, 2026:

Cragin	Block 500.05, Lot 1
	Block 500.07, lot 9.04
GT Renovation LLP	Block 469, Lot(s) 5+6
Gilbert	Block 422, Lot(s) 2.02+2.03
Kelleher	Block 88, Lot(s) 19-22
Popdan	Block 257, Lot(s) 14+15
Aviation Sports Complex, LLC	Block 410.01, Lot 36
Salasin	Block 236, Lot(s) 17+18

B. OLD BUSINESS

1. Minor subdivision and hardship variance application for the creation of two (2) newly described lots. Variance relief requested for lot area, lot frontage, lot width, lot depth, and encroachment into the front and side yard setbacks. Submitted by Shore Good Properties, LLC for the location known as Block 315, Lot 1, 202 Spruce Avenue (SUB 1580)
CONTINUED TO THE SEPTEMBER 17TH MEETING PER APPLICANT’S REQUEST
2. Minor subdivision and hardship variance application for the creation of two (2) newly described lots. Variance relief requested for lot area, lot frontage, and lot width. Submitted by Robert Salasin for the location known as Block 246, Lot(s) 29+30, 108 W. Wilde Avenue (SUB 1585)
3. Minor subdivision and hardship variance application for the creation of three (3) newly described lots. Variance relief requested for lot frontage and lot width. Submitted by McCarty Family Estate, LLC for the location known as Block 749, Lot(s) 1.07+6, 1024 Shunpike Road (SUB 1587)
4. Dune site plan review application for the creation of a new single-family dwelling (SFD). Submitted by Shari Altman & Carrie Muench for the location known as Block 314, Lot(s) 2-3.02, 1403 Delaware Avenue (DR 26-07)
5. Minor subdivision and hardship variance application for the creation of two (2) newly described lots. Variance relief requested for lot frontage and lot width. Submitted by Bruce & Suzanne Schumann for the location(s) known as Block 749, Lot(s) 7.01+7.02, 1028 & 1030 Shunpike Road (SUB 1589)