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NOTICE OF DECISION
Lower Township Planning Board

The Lower Township Planning Board, at a regularly scheduled meeting held on July 16th, 2026 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

1. Minor subdivision application for the creation of two (2) newly described lots. Submitted by Margaret A. Cragin for the location known as Block 500.07, Lot 9.04 and Block 500.05, Lot 1, 555 Nummytown Road & 620 Saxon Road was approved.

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 GT Renovation LLP for the location known as Block 469, Lot(s) 5+6, 947-949 Carol Avenue was conditionally approved.

3. Preliminary & final major subdivision application for the creation of eight (8) newly described lots. Submitted by Garry Gilbert for the location known as Block 422, Lot(s) 2.02+2.03, 225 Breakwater Road was approved.

4. 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, front yard setback encroachment, and side yard setback encroachment. Submitted by Marc Kelleher for the location known as Block 88, Lot(s) 19-22, 32 E. Pacific Avenue was conditionally approved.

5. 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, accessory lot coverage, and accessory rear yard encroachment. Submitted by Michael Popdan for the location known as Block 257, Lot(s) 14+15, 23 E. Wilde Avenue was conditionally approved.

6. Preliminary & final major site plan, conditional use, and hardship variance application for the creation of an indoor recreational sports complex. Conditional use required for indoor recreation and hardship variance relief requested for minimum parking. Submitted by Aviation Sports Complex, LLC for the location known as Block 410.01, Lot 36 was conditionally approved.

7. 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 236, Lot(s) 17+18, 125 Rose Lane was conditionally approved.

8. The following resolutions concerning the application heard on May 21st, 2026 was approved:

   Elwell — Block 260, Lot(s) 15+16

Copies of each determination of resolution of the Board will be filed in the Planning and Zoning Office and will be available for inspection by the public.

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William J. Galestok, PP,AICP
Director of Planning