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LOWER TOWNSHIP PLANNING BOARD

Submitted for July 16th, 2026 - 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 May 21st, 2026:

Elwell Block 260, Lot(s) 15+16

B. MINOR SUBDIVISION COMMITTEE

1. Minor subdivision application for the creation of two (2) newly described lots. Submitted by Maragret 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 (SUB 1582)

C. OLD BUSINESS

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 (SUB 1581)
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 (SUB 1584)
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, and side yard setback encroachment. Submitted by Marc Kelleher for the location known as Block 88, Lot(s) 19-22, 32 E. Pacific Avenue (SUB 1588)
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 (SUB 1583)
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 (SP 23-12A)
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 246, Lot(s) 29+30, 108 W. Wilde Avenue (SUB 1585)
8. 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 (SUB 1586)

9. 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)

D. NEW BUSINESS

10. 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)
11. 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)