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LOWER TOWNSHIP PLANNING BOARD

Submitted for June 18th, 2026 - 6:00 PM

REVISED
6/18/2026

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 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)
CONTINUED TO THE JULY 16TH MEETING PER APPLICANT'S REQUEST

3. 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 AUGUST 20TH MEETING PER APPLICANT'S REQUEST

D. NEW BUSINESS

4. 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)
CONTINUED TO THE JULY 16TH MEETING PER APPLICANT'S REQUEST
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, 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)
CONTINUED TO THE JULY 16TH MEETING PER APPLICANT'S REQUEST
6. 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)
CONTINUED TO THE JULY 16TH MEETING PER APPLICANT'S REQUEST

7. 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)

CONTINUED TO THE JULY 16TH MEETING PER APPLICANT'S REQUEST

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 246, Lot(s) 29+30, 108 W. Wilde Avenue (SUB 1585)

WITHDRAWN PER APPLICANT'S REQUEST

9. 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)

CONTINUED TO THE JULY 16TH MEETING PER APPLICANT'S REQUEST

10. 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)

CONTINUED TO THE JULY 16TH MEETING PER APPLICANT'S REQUEST