

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

THESE MINUTES HAVE NOT BEEN FORMALLY APPROVED AND ARE SUBJECT TO CHANGE OR MODIFICATION BY THE PUBLIC BODY AT ITS NEXT MEETING. THIS BOARD WILL NOT BE RESPONSIBLE FOR ANY MIS-STATEMENTS, ERRORS OR OMISSIONS OF THESE MINUTES, AND CAUTIONS ANYONE REVIEWING THESE MINUTES TO RELY UPON THEM ONLY AT THEIR OWN RISK.

LOWER TOWNSHIP PLANNING BOARD

A regularly scheduled meeting of the Lower Township Planning Board was held on August 20, 2026, the Lower Township Municipal Building. The meeting was called to order at 6:28 P.M. by Chairman Rosenberg. The Recording Secretary stated that adequate notice of said meeting was given in compliance with the Open Public Meetings Act of 1975.

MEMBERS PRESENT:	Chairman Michael Rosenberg Vice Chairman Chris McDuell Mayor Frank Sippel Gunär Arenberg Alyce Parker/Alt II
MEMBERS EXCUSED:	Marissa McCorkel Lindsey Selby Anthony Vetrano Richard Roach/Alt I
MEMBERS ABSENT:	Councilman Roland Roy Steve Morris
STAFF PRESENT:	Avery S. Teitler, Board Solicitor William J. Galestok, Board Secretary Patrick L. Wood, Recording Secretary William Cathcart, Board Engineer
STAFF EXCUSED:	Kathryn M. Steiger, Planning Clerk

CORRESPONDENCE:

Handouts:

- List of Board Engineer Vouchers, dated August 20, 2026
- List of Board Solicitor Vouchers, dated August 20, 2026

Mr. Teitler read the agenda aloud for the benefit of the public.

At the request of the applicants, Mr. Teitler advised the following application is being continued to the meeting of September 17, 2026:

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)

1. 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

Mr. Charles W. Sandman, III, Esq., is representing the applicant.

Mr. Sandman testified, as follows:

This application is similar, but not exactly the same, as most subdivision applications. Mr. Sandman advised he had presented a request for a subdivision on this same property approximately 20 years ago, proposing two 50 x 50 lots. This request was denied. Unfortunately, ownership has changed over the years, and although Mr. Sandman is unable to locate original documentation on this decision, stated that relief for the C-2 variance was not argued at that time, therefore, would not have been a reason for denial.

The current application request is for substantially changed lots. The only detriment is a smaller lot size where the existing home remains, creating a 49-foot frontage, and a second vacant lot, with a frontage of 51 feet.

Mr. Robert Salasin, applicant, was sworn in by Chairman Rosenberg.

Mr. Arthur Chew, P.E., was sworn in by Chairman Rosenberg, and provided credentials, which were accepted by the Board.

Mr. Sandman submitted the following into evidence:

- A-1: Photo of the existing conditions
- A-2: Photo with rendering of the proposed dwelling
- A-3: Driveway proposal

Mr. Salasin testified, as follows:

Because the existing home is in good condition, and fits within the neighborhood, it will remain, with plans for minor improvements and landscaping. The proposed dwelling will be similar to the rendering in Exhibit A-2, which is a Cape Cod style, and is positioned in a very good area, comparable to the neighborhood. Each property will have its own two (2) car driveway, totaling four (4) off street parking spots. The existing dwelling has two (2) bedrooms. The proposed dwelling has three (3) bedrooms.

Mr. Chew submitted the following into evidence:

- A-4: Neighborhood analysis.

Mr. Chew testified, as follows:

Most of the Villas comprises lot size of 50 x 100. Others like this property, were consolidated. The lot sizes maintain the character of the neighborhood, while smaller homes aid in providing light, air, and open space. The new structure will adhere to all bulk variances. Two (2) trees on the property will be removed; however, the rest will be maintained.

This project will improve housing stock and opportunities for the neighborhood, add off-street parking, and landscaping that will help beautify the neighborhood. Rather than subdividing, a much larger home could be constructed; however, this would be inconsistent to the neighborhood's character, since most are one-story Cape Cod styles. Mr. Chew opined that based on the location of the current home, it could be inferred the original builder possibly intended to construct a second home on the vacant portion.

The Board inquired about the absence of driveways on the plans. Mr. Chew responded that it is not a typical practice to include on a subdivision. Mr. Sandman stated this could be included as a condition for approval.

- Referencing the report of August 13, 2026, most concerns were answered. Mr. Cathcart inquired whether future improvements – e.g.: pools – may be added.
 - Mr. Salasin responded he has no plans for a pool.
- An error on the Zoning Chart from the previous iteration that needs correction regarding the existing shed that encroaches.
 - Mr. Salasin stated the shed can be moved to correct the encroachment.
- Clarification on an unnamed structure in the back portion of the lot.
 - Mr. Salasin clarified this is an old concrete pad of an accessory structure that was demolished.

This portion of the meeting was opened to the public.

- Density: Many lots with more than 50 feet of frontage
- Prefers more green space breathing room.
- Seasonal rentals, since 108 W. Wilde will, in all probability, continue as a rental
- Questioned future plans for the new home
- Will older trees in the front portion of the lot be removed?

This portion of the meeting was closed to the public.

• Mr. McDuell:	Approved	Fits within the neighborhood Plant additional trees
• Mr. Arenberg:	Approved	Off-street parking is beneficial

VOTE: Mr. McDuell YES Mr. Arenberg YES Mayor Sippel YES
Ms. Parker YES Chairman Rosenberg YES

- 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

Mr. Christopher Gillin-Schwartz, Esq., is representing the applicant.

Mr. Gillin-Schwartz advised the Board this application is requesting a six (6) acre tract be subdivided into three (3) newly described parcels.

Mr. Vincent L. Orlando, L.L.A., P.E., P.P., C.M.E., was sworn in by Chairman Rosenberg, and provided credentials, which were accepted by the Board.

Mr. Orlando testified, as follows:

The buffers will be reflected on the map. Myrtle Pond, though originally used for refuse, is a habitation for salamanders, with the State permitting the owner to retain the clamshell driveway. The application can be granted under the C-1 criteria. This is a very long and narrow parcel, with a large portion of wetlands. The two (2) lots on Shunpike Road and one in the rear, is a viable alternative for what already exists, noting there will be a shared driveway for Lots 6.02 and 6.03.

Mr. Orlando then responded to the Board's inquiries regarding:

- A 50-foot front easement: Per New Jersey Department of Environment Protection (NJDEP) Permit, a clamshell driveway is required. All structures will be demolished; and work to clean up the site is ongoing.
- Front setback from the Easement: The setback will be a buffer of 150 feet. Although construction is permitted close to the easement, it will most likely not occur, since footprints of the new structures are closer to Shunpike Road. All structures will comply to bulk requirements.
- Driveway: It was the County's desire to use the driveway.

Mr. Galestok commented this is a preferred use, compared to, for example, the long-term Cape May Auto Parts.

Mr. Cathcart reported the applicant addressed most the items. In reference to the lot, it gives the appearance of a "flag" lot, but is not, due to wetlands conditions and the driveway.

Mr. Orlando advised the report from the County is currently being addressed.

This portion of the meeting was opened to the public. No comments were made from the public. This portion of the meeting was closed to the public.

Mr. Teitler provided a summary of the application request prior to the vote.

Mr. McDuell made a motion to conditionally approve the minor subdivision and hardship variance application, seconded by Ms. Parker.

VOTE:	Mr. McDuell	YES	Mr. Arenberg	YES	Mayor Sippel	YES
	Ms. Parker	YES	Chairman Rosenberg	YES		

Motion approved.

The Board Solicitor will prepare a memorializing resolution to review and approve at the next scheduled meeting.

3. 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

Mr. Arthur SanFilippo, Architect, NCARB, LEED AP, was sworn in by Chairman Rosenberg, and provided credentials, which were accepted by the Board.

Mr. SanFilippo testified the applicant was seeking to demolish the existing single-story residence and construct a new, two-story residence, with an inground pool, patio, and deck. The new home will meet all bulk requirements, with lot coverage of 24%. The home was designed to be compact, with accommodations for an additional off-street parking space, and improved accessibility. The home will be a bit more forward, and the pool will meet requirements, including fencing, as required. The plan is to remove the paver patio and replace with the new pool and deck. Lot size is 9408 square feet, where only 7500 square feet are required.

Mr. Galestok advised the Ordinance does make it so the demolishment does not require notice.

Mr. Teitler advised of issues with the lack of the required notice. This application will need to renote and be rescheduled at a future meeting.

No action was taken at this time and the application has been rescheduled for the September 17th meeting date.

4. 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

Mr. Vincent L. Orlando, L.L.A., P.E., P.P., C.M.E., was previously sworn in by Chairman Rosenberger, where all credentials were accepted by the Board.

Mr. Orlando stated this is essentially a lot line adjustment – there are no new lots being created. The chicken coop structure will be relocated, trees will not be removed, and no future improvements are planned. The common driveway will remain unchanged. Any pre-existing non-conformities are not being exacerbated.

Mr. Teitler clarified the new lot lines.

Mr. Cathcart testified all issues cited in the engineer’s report have been addressed, noting this is a fairly simply subdivision, as it relates to engineering.

Mr. Galestok reported the County report of August 6, 2026, was disapproved.

This portion of the meeting was opened to the public. No comments were made from the public. This portion of the meeting was closed to the public.

Mr. Teitler provided a summary of the application request.

Mr. Arenberg made a conditionally motion to approve the minor subdivision and hardship variance application, seconded by Mr. McDuell.

VOTE:	Mr. McDuell	YES	Mr. Arenberg	YES	Mayor Sippel	YES
	Ms. Parker	YES	Chairman Rosenberg	YES		

Motion approved.

The Board Solicitor will prepare a memorializing resolution to review and approve at the next scheduled meeting.

Ms. Parker made a motion to approve the Minutes from the meeting of August 6, 2026, seconded by Chairman Rosenberg. Motion carried.

Chairman Rosenberg made a motion to approve the Board Solicitor vouchers, seconded by Mr. Arenberg. Motion carried

Chairman Rosenberg made a motion to approve the Board Engineer vouchers, seconded by Mr. Arenberg. Motion carried.

Mr. Arenberg made a motion to approve the Resolutions from the meeting of August 6, 2026, seconded by Mr. McDuell. Motion carried.

At 7:31 P.M., Mr. Arenberg made a motion to adjourn the meeting, seconded by Mr. McDuell. Motion carried.

Respectfully submitted,

Patrick Wood,
Recording Secretary

A verbatim recording of said meeting is on file in Township Hall.

THESE MINUTES HAVE NOT BEEN FORMALLY APPROVED AND ARE SUBJECT TO CHANGE OR MODIFICATION BY THE PUBLIC BODY AT ITS NEXT MEETING. THIS BOARD WILL NOT BE RESPONSIBLE FOR ANY MIS-STATEMENTS, ERRORS OR OMISSIONS OF THESE MINUTES, AND CAUTIONS ANYONE REVIEWING THESE MINUTES TO RELY UPON THEM ONLY AT THEIR OWN RISK.