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 November 12th, 2026 - 6:00 PM

11/10/2026
REVISED

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 October 15th, 2026:

Olivio	Block 253, Lot(s) 23+24
N.L. Martucci Properties, LLC	Block 529, Lot(s) 34-38

Approval of resolution concerning the Master Plan Re-examination heard on September 17th, 2026.

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)

2. Minor subdivision and hardship variance application for the creation of two (2) newly described lots. Variance relief is requested for front yard and side yard setbacks for the existing principal structure. Submitted by City to Sea Investments, LLC for the location known as Block 81.01, Lot 1, 101 E. Hudson Avenue (SUB 1590)

3. Minor site plan waiver application for the installation of two (2) storage containers onto the existing site. Submitted by 87 Rose Lane, LLC for the location known as Block 253, Lot(s) 23+24, 1604 Bayshore Road (SP 26-05)

C. NEW BUSINESS

4. 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 87 Rose Lane, LLC for the location known as Block 387, Lot 1,3+5, 222 Broadway (SUB 1592)
CONTINUED TO THE DECEMBER 3RD MEETING PER APPLICANT'S REQUEST.

5. Minor site plan waiver, conditional use and hardship variance application for the utilization of home occupation as a Cottage Food Operator. Hardship variance relief requested for accessory structure front yard setback. Submitted by Melissa & Casmir Rupinski for the location known as Block 494.40, Lot(s) 1,2+6, 197 Baywood Drive (SP 26-06)

6. Minor site plan waiver application for the conversion of a property from office use to retail use and construct a new open deck. Submitted by Vami Properties, LLC for the Location known as Block 765, Lot 1, Qualifier C-A, 1251 Route 109 (SP 26-07)

7. Minor subdivision and hardship variance application for the creation of two (2) newly described lots. Variance relief requested for lot area, lot width, lot frontage, maximum height, and maximum principal coverage. Submitted by ARCR Home Builders, LLC for the location known as Block 237, Lot 11, 29 Rose Lane (SUB 1593)

D. DISCUSSION

8. Discussion regarding the Township Engineer's Review of 342-344 Fulling Mill Road. (SUB 1530B)