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NOTICE OF DECISION
Lower Township Planning Board

The Lower Township Planning Board, at a regularly scheduled meeting held on November 12th, 2026 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

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 was denied.

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 was carried to the December 10th meeting.

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 was approved.

4. 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 was conditionally approved.

5. 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 was tabled to the December 10th meeting.

6. 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 was tabled to the December 10th meeting.

7. The following resolutions concerning the application heard on October 15th, 2026 was approved:

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

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