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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 October 15, 2026, the Lower Township Municipal Building. The meeting was called to order at 6:00 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 Councilman Roland Roy Jeff Lindsay, Mayor's Designee Gunär Arenberg Marissa McCorkel Anthony Vetrano Richard Roach/Alt I
MEMBERS EXCUSED:	Mayor Frank Sippel Lindsey Selby Alyce Parker/Alt II
MEMBERS ABSENT:	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 Steiger

CORRESPONDENCE:

Handouts:

- List of Board Solicitor Vouchers, dated October 13, 2026
- List of Engineer Vouchers, dated October 13, 2026

Mr. Teitler read the agenda aloud for the benefit of the public. At the request of the applicants, Mr. Teitler advised the status of the below listed applications are as follows:

Continued to the meeting of November 12, 2026:
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)

Continued to the meeting of November 12, 2026, with new noticing required:
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)

Adjourned indefinitely:
Final major subdivision and architectural review application for the creation of two hundred and seventeen (217) newly described lots. Submitted by Cape Atlantic Energy, LLC for the location known as Block 410.01, Lot(s) 82-84+87.01, 342-344 Fulling Mill Road

1. Dune review and hardship variance application for the demolition and reconstruction of a new duplex that would encroach into the front yard setback, on a lot deficient in area. Submitted by Robert & Janice Olivio for the location known as Block 299, Lot 1.01, 1001 Delaware Avenue

Mr. Ronald J. Gelzunas, Jr., Esq., is representing the applicant, and advised the applicant is unable to attend the meeting, due to a prescheduled trip. In lieu, the applicant has granted permission for Monica Olivio-Crane, their daughter, to speak on their behalf, if necessary.

Mr. John E. Halbruner, AIA, was sworn in by Chairman Rosenberg, and provided credentials, which were accepted by the Board.

Mr. Halbruner provided the following testimony:

The site, located in a Mainland Residential (R-3) Zone, is a corner, odd shaped lot, approximately 10k square feet, which presently has a 1500 square foot, two (2) story, duplex dwelling, with the finished floor under the required flood level design height. The intent is to replace the existing structure with a 55X60 foot grade level duplex. Building height will be 34 feet. The encroachment on Oak Avenue will remain, but maintaining the side yard along the bay front. There will be eight (8) parking spaces. A corner site triangle easement is proposed, with lot area, front yard setback, and lot coverage variances also required. This proposed project will not occur on the dunes and will replace a non-compliant structure with a compliant one, which will also improve the housing stock and streetscape. Mr. Halbruner noted that duplexes are permitted in the R-3 zone, but this is an undersized lot.

Mr. Halbruner continued, citing setbacks on Oak Avenue of 10.49 feet instead of the existing 13 feet, with deck projections on the second (2nd) and third (3rd) floors causing a coverage of 32.7%, where 30% is the maximum. Public views and access to the bayfront advance the purposes of light, air, and open space, and protects from safety of flood and natural disasters, while maintaining the appropriate population density. Setback encroachment is comparable to what exists today.

The project causes no detriments to the public good, does not impair the intent of the Zoning Plan nor the Zoning Ordinance. The lot area density is supportive of the local units, further noting that two family homes on this lot were previously approved in 2017.

Mr. Gelzunas advised:

- Setbacks are overall improved by the new configuration
- Parking spaces have almost doubled, eliminating any concerns

Mr. Halbruner noted the lot is generally flat, as no dune land forms within the bounds of the property. The closest dune starts approximately 15 feet beyond the rear property line and confirmed no construction nor grading is being done to the dunes, as there is almost 60 feet from the dune to the footprint, with no encroaching, removing, or clearing of any vegetation. This site is consistent with the R-3 neighborhood, with dune reviews approved in 2005 and 2007.

Ms. Monica Olivio-Crane, daughter of the applicant, 538 Old Forge Road, Media, PA, was sworn in by Chairman Rosenberg.

Ms. Olivio-Crane testified as follows:

Thanked the Board for considering of the application. History with the area includes previous work experience at the Bayview Maina Luncheonette. On behalf of her parents, Ms. Olivo-Crane stated there are no plans to sell or rent, as the intent is to retain this property within the family.

Mr. Cathcart reported the Engineer has addressed most items. More testimony, however, is needed regarding the 4000 square feet that was removed to another property, causing the duplex to be nonconforming. The new duplex replacement is larger than the original structure. Similar dune plans, where no dunes are in the area, still, by ordinance and technical details, need clarification and filing, resulting in a larger duplex on an inadequate size lot that is closer to the two (2) streets.

In response to the Board's question whether third floor cantilevers count towards lot coverage, Mr. Halbruner confirmed the only portion would be where roof coverage exists. There are no impervious coverage controls by the Township ordinance.

Mr. Gelzunas clarified the subdivision of 4000 square feet was a voluntary reduction, with the applicant also relinquishing up to an additional two units on the site. The applicant has provided ample and adequate parking for the project, and although the building moved a little closer to the Delaware, is still compliant.

Mr. Halbruner then noted the proposed structures have four (4) bedrooms each.

This portion of the meeting was opened to the public.

The following members of the public were sworn in by Chairman Rosenberg and provided the testimony:

Mr. Alan Wolfersberger, resident of 1008 Delaware Avenue. Appreciates that there is going to be parking. The new structure, however, will not only be larger, but will be much taller at 45 feet, exceeding the maximum 35 feet, due to required flood zone elevations.

Ms. Deborah Johns, resident of 233 Woodland Avenue, is in favor of the project. The proposed project is much less dense than what was originally approved, and although it will be larger, it will conform to the flood zone. This also alleviates parking issues. There are already mega mansions in the area.

Mr. Christopher Bloch, resident of 206 E. Washington Avenue, Wildwood Crest, owns the property located 300 Oak Avenue and stated no issues with the project and is in favor of the application.

This portion of the meeting was closed to the public.

When Mr. Galestok asked for testimony, as to the elevation, Mr. Halbruner stated the elevation of the foundation is 35 feet, and to the ground is 10 feet, totaling 45 feet, but will conform.

In response to the Board's questions below, Mr. Halbruner responded as follows:

Confirmation of the flood zone:	Stated it is in the V Zone
Currently flood compliant:	The property is not flood compliant

Mr. Gelzunas stated that, based on history, the old building will be redeveloped at some point, noting the number of units has been reduced over the years. Previously, the right to build two (2) duplex buildings was permitted, however; the owner did not do that, concluding that two (2) units will be provided for his daughters.

Mr. Galestok stated the building height, not just the elevation, be added to the revised plan.

Mr. Roy made a motion to conditionally approve the dune site plan review and hardship variance application, seconded by Mr. Vetrano.

During the vote, the following Members gave findings of fact along with their decisions:

Mr. McDuell:	Approved	Property is intended for family use only
Mr. Lindsay:	Approved	Noted the history of the property, reduction of units, additional parking, relief requested is similar to what currently exists
Ms. McCorkel:	Approved	Familiar with the property and happy it is in the family

VOTE:	Mr. McDuell	YES	Ms. McCorkel	YES	Mr. Arenberg	YES
	Mr. Lindsay	YES	Mr. Roy	YES	Mr. Roach	YES
	Chairman Rosenberg	YES	Mr. Vetrano	YES		

Motion approved.

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

2. Minor subdivision and hardship variance application for the creation of two (2) newly described lots. Variance relief is requested for area, frontage, width and side yard setback. Submitted by N.L. Martucci Properties, LLC for the location known as Block 529, Lot(s) 34-38, 105 Elwood Road

Mr. Andrew D. Catanese, Esq., is representing the applicant.

Mr. Catanese provided the following overview:

This is a 100 x 100 oversized lot in the Mainland Residential (R-3) Zone, where a modest rancher is situated on the left side of the lot. The intent is to subdivide the parcel into two (2) lots. The dwelling will remain at the existing location, creating setback encroachments. The new structure will be in the style and character of the area.

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

Mr. Chew provided the following testimony:

The existing home will remain, along with as many trees as possible, including those in the front and rear portions of the lot. Referring to Exhibit A-1, a neighborhood plan, there are 16 homes within the area, where more than half are under 7500 square feet and frontage of 75 feet.

Mr. Catanese noted that the lot immediately to the left, the two (2) to the right, and three (3) properties across the street are all 40 feet frontage properties.

Mr. Chew stated the existing home encroaches on the side yard setback and the proposed new lot line. The new lot will meet all bulk standards.

Mr. Catanese then submitted Exhibit A-2, photos and designs of style previously constructed by the applicant.

Mr. Chew stated the proposed project stays within the character of the neighborhood, has adequate light, air, and open space, and parking. The existing dwelling is in reasonable condition and can be maintained, with the new dwelling adding to the housing inventory. This will not impair the Zoning Ordinance or Zoning Plan.

The Board noted that 105 Elwood consists of five (5) tax lots, and inquired how many 40-foot frontage lots are in the area. Mr. Chew responded that six (6) of the 16 lots are 40 feet, nine (9) are 50, and one (1) lot is 60 feet. The proposed lot will be a larger lot in the immediate vicinity.

Regarding elimination of the driveway, due to the subdivision, Mr. Chew advised no parking variance is required, stating each lot will have required off-street parking spot. Mr. Teitler noted the removal of the shared driveway will be replaced with individual driveways.

In response to the Board's question regarding removal of the existing dwelling, Mr. Chew stated that a new home would meet the new setbacks, but the choice of which side yard exists.

Mr. Cathcart reported that most items have been reviewed. This is a fairly simple subdivision. In response to Mr. Cathcart's question relating to the shed, Mr. Catanese confirmed the existing shed will be removed.

Mr. Galestok reported the County Report comments, dated 10/26/2026, is waived. The fire comments have not been received.

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. Catanese thanked the Board for their time.

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

During the vote, the following Members gave findings of fact along with their decisions:

Mr. McDuell:	Approved	Property is in line with houses nearby
Mr. Roy	Approved	No conflict from the neighborhood

VOTE:	Mr. McDuell	YES	Ms. McCorkel	YES	Mr. Arenberg	YES
	Mr. Lindsay	YES	Mr. Roy	YES	Mr. Roach	YES
	Chairman Rosenberg	YES	Mr. Vetrano	YES		

Motion approved.

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

Mr. Lindsay made a motion to approve the Board Solicitor vouchers, seconded by Mr. Vetrano. Motion carried

Mr. Lindsay made a motion to approve the Engineer vouchers, seconded by Mr. Vetrano. Motion carried

Mr. Arenberg made a motion to approve the Minutes from the meeting of September 16, 2026, seconded by Mr. McDuell. Motion carried.

Mr. McDuell made a motion to approve the Resolutions from the meeting of September 16, 2026, seconded by Mr. Lindsay. Motion carried.

At 7:01 P.M., Mr. Lindsay 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.