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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 September 17, 2026, the Lower Township Municipal Building. The meeting was called to order at 6:02 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
Steve Morris
Lindsey Selby
Richard Roach/Alt I
Kathryn Steiger, Mayor's Designee

MEMBERS EXCUSED: Mayor Frank Sippel
Councilman Roland Roy
Vice Chairman Chris McDuell
Gunär Arenberg
Marissa McCorkel
Anthony Vetrano
Alyce Parker/Alt II

STAFF PRESENT: Avery S. Teitler, Board Solicitor
William J. Galestok, Board Secretary
Patrick L. Wood, Recording Secretary
William Cathcart, Board Engineer

CORRESPONDENCE:

Handouts:

- List of Board Solicitor Vouchers, dated September 17, 2026
- 1. Extension for a previously approved Minor Subdivision application submitted by Dolores & Albert Turse for the property known as Block 416, Lot 3, 161 Fishing Creek Road

Mr. Anthony P. Monzo, Esq., is representing the applicant.

Mr. Monzo provided a summary of the application request, explaining that an approval by this Board was received earlier this year. Due to personnel changes at the County Office, reviews were delayed, preventing the applicant from filing the plat within the allotted time frame.

After a discussion, the Board agreed to a new extension date of June 30, 2027. Mr. Monzo confirmed the new date would work.

Mr. Morris made a motion to approve the Extension, seconded by Mr. Roach.

VOTE:	Mr. Morris	YES	Mr. Roach	YES	Chairman Rosenberg	YES
	Mrs. Selby	YES	Mrs. Steiger	YES		

Motion approved.

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

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 November 12, 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

1. Dune site plan review and hardship variance application for the creation of a new single-family dwelling (SFD) on a lot that is deficient in frontage and width. Submitted by Shari Altman & Carrie Muench for the location known as Block 314, Lot(s) 2-3.02, 1403 Delaware Avenue

Mr. Ronald J. Gelzunas, Jr., Esq., is representing the applicant.

Mr. Gelzunas explained the purpose of this application is a Dune Review for a new single-family dwelling (SFD), as the previously dwelling has been demolished. Other than frontage and width, the new structure will fully comply.

Mr. Vincent C. 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 provided the following testimony:

Until recently, a SFD existed on the lot, which has been demolished, leaving only a patio and some infrastructure. This application is to reconstruct a SFD, with an inground pool. This will require variances for frontage and width, as no adjacent ground is available to bring the lot into compliance. The request qualifies as a classic C-1 Variance request.

There are no substantial detriments caused to the Zoning Plan nor the surrounding neighborhood. All adjacent properties are similar in nature and size. The proposed construction mimics the previous structure. CAFRA (Coastal Area Facility Review Act) approval was received on 04/09/2026, with no conditions of this permit conflicting with the planned project. Mr. Orlando stated the site does not have any active dunes, and will comply with all requirements under Township Code 400-38. A number of pine trees on the left side of the property will be retained, and restated no dune are affected by the application.

Mr. Gelzunas noted changes to the site, e.g.: parking and front yard setbacks, are still permitted, if increased. Mr. Orlando noted the project promotes light, air, and open space.

Mr. Cathcart reported as follows:

Referencing the report of 07/15/2026, all questions have been satisfied by the applicant. It is recommended to have an actual Dune Plan submitted for review and signature. The current plan can still allow the Board to vote, and be submitted with the application. A Dune Plan with Cross Section, as defined in the Ordinance, should be provided for review prior to submission of the Construction Permits.

Mr. Teitler advised an approval would condition for Mr. Cathcart's recommendation regarding the Dune Plan with Cross Section.

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. Gelzunas summarized the application is a straight forward and basic request.

Mr. Morris made a motion to conditionally approve the dune site plan review and hardship variance, seconded by Mrs. Selby.

VOTE:	Mr. Morris	YES	Mr. Roach	YES	Chairman Rosenberg	YES
	Mrs. Selby	YES	Mrs. Steiger	YES		

Motion approved.

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

2. Dune site plan review application for the creation of a new single-family dwelling (SFD), inground pool, detached garage, and driveway. Submitted by Marianne Paoli for the location known as Block 16, Lot 7, 19 Delaware Avenue

Ms. Marianne Paoli, applicant, was sworn in by Chairman Rosenberg.

Ms. Paoli testified the application is for a Dune Site Plan review to demolish the existing dwelling and construct a new home, garage, and inground pool.

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

Mr. Orlando provided the following testimony:

The plan was prepared by Joseph Maffei, from EDA, and has received a CAFRA (Coastal Area Facility Review Act) Permit, noting the site does not contain dunes. The proposed construction meets all bulk requirements, and does not require any variances. All standards under 400-39F are satisfied.

Mr. Cathcart stated most comments are standard, as this is a relatively straight forward dune review application, with no real dunes on the lot. Referencing the report of 09/10/2026, the following discrepancies were noted on the submitted plan, therefore, revised plans need review and signatures:

- Does not show a fence surrounding the inground pool
- Conflict in building coverage calculation

Mr. Orlando confirmed revised plans will be submitted, including a copy of the CAFRA Permit.

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. Orlando concluded all testimony has been presented for the application.

Mrs. Selby made a motion to approve the dune site review, seconded by Mr. Morris.

VOTE:	Mr. Morris	YES	Mr. Roach	YES	Chairman Rosenberg	YES
	Mrs. Selby	YES	Mrs. Steiger	YES		

Motion approved.

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

3. Reexamination of the Master Plan to discuss the following changes:

- a. Shawmount Estates (Block 494.01, Lot(s) 28.01 to 28.20) changed from Conservation (C) Zone to Mainland Residential (R-3) Zone
- b. Breakwater Estates (Block 495.01, Lot(s) 13.01 to 13.22) changed from General Business (GB) Zone to Mainland Residential (R-3) Zone
- c. Change to the North Cape May General Business 1 (GB-1) Zone

Mr. Galestok addressed the Board and explained the purpose is for a Master Plan Reexamination review, with possible ratification at October's meeting. A draft of the Master Plan was distributed. Under NJMLUL (New Jersey Municipal Land Use Law), any classification or boundary change requires a wide range notification process, unless completed via a Master Plan Reexamination.

Citing the two specific subdivisions, Mr. Galestok recommended the following:

- a. Shawmount: Due to court litigation from bankruptcy of Beer World, a Use Variance was achieved and a major subdivision resulted
 - Recommendation: Change from "Conservation" (C) to the adjacent zone of Mainland Residential (R-3)

- b. Breakwater Estates: Located across from shopping center, which was subdivided by use

- Recommendation: Change from General Business (GB) to the adjacent Mainland Residential (R-3)

Regarding the GB-1 Zone, Mr. Galestok explained:

- c. Change to GB-1 Commercial Zone

- Permit accessory apartment above or behind the principal building, previously discussed, as an ordinance change to this specific district;
 - Not recommending to change to a General Business (GB 2) Zone, as that would cause detrimental impact to the existing Cannabis Overlay Zone;

Mr. Galestok concluded a Resolution for ratification will be prepared for October's meeting. If approved, the reexamined Master Plan will be forwarded to Council. If an ordinance change occurs, Council will prefer to have Planning Board's input. A Resolution will then be sent to all adjacent municipalities for notification purposes.

Mrs. Selby made a motion to approve the Minutes from the meeting of August 20, 2026, seconded by Mrs. Steiger. Motion carried.

Mr. Morris made a motion to approve the Board Solicitor vouchers, seconded by Mrs. Steiger. Motion carried

Mrs. Steiger made a motion to approve the Resolutions from the meeting of August 20, 2026, seconded by Mrs. Selby. Motion carried.

At 6:36 P.M., Mrs. Selby made a motion to adjourn the meeting, seconded by Mrs. Steiger. 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.