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## LOWER TOWNSHIP PLANNING BOARD

Submitted for September 17<sup>th</sup>, 2026 - 6:00 PM

9-4-2026  
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 August 20<sup>th</sup>, 2026:

|                            |                             |
|----------------------------|-----------------------------|
| Salasin                    | Block 246, Lot(s) 29+30     |
| McCarty Family Estate, LLC | Block 749, Lot(s) 1.07+6    |
| Schumann                   | Block 749, Lot(s) 7.01+7.02 |

### B. EXTENSIONS

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 (SUB 1576A)

### C. OLD BUSINESS

2. 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)  
**CONTINUED TO THE OCTOBER 15<sup>TH</sup> MEETING PER APPLICANT'S REQUEST**
3. 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 (DR 26-07)

### D. NEW BUSINESS

4. 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 (DR 24-01B)

### E. MASTER PLAN REEXAMINATION

5. 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 the North Cape May General Business 1 (GB-1) Zone to General Business 2 (GB-2) Zone