

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 September 17th, 2026 - 6:00 PM

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 20th, 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. 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. 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)

C. NEW BUSINESS

3. 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)