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TOWNSHIP OF
LOWER

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LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

Submitted for August 6th, 2026 - 6:00 PM

REVISED
7/27/2026

A. MEETING CALLED TO ORDER

Approval of minutes of past meeting, Engineer's vouchers, etc.

Approval of resolution concerning applications heard on July 2nd, 2026:

CMEH Seashore, LLC
Wills
Young
Leyden
Schneider

Block 752.01, Lot 10.01 +10.01 QFARM
Block 723, Lot 5, Qualifier C-A
Block 702, Lot 11, Qualifier C-002
Block 136, Lot(s) 63+64
Block 982, Lot 1

B. ACKNOWLEDGEMENTS

1. Welcoming Mr. Daniel Morley as the latest member of the Lower Township Zoning Board of Adjustment.
2. Acknowledgement to Mr. James Hanson for his 20 plus years of service on the Lower Township Zoning Board of Adjustment.
3. Acknowledgement to Mr. Robert Sweeten for his 20 plus years of service on the Lower Township Zoning Board of Adjustment.
4. Acknowledgement to Mr. Michael Kennedy for his 10 years of service on the Lower Township Zoning Board of Adjustment.

C. REQUESTS OF EXTENSION

5. Extension of hardship variance for the previously approved application, submitted by Dorothy Koehn, for the location known as Block 116, Lot 1, 98 Millman Lane, Villas (ZBA 3289D)
6. Extension of hardship variance for the previously approved application, submitted by Seashore Properties, LLC, for the location known as Block 539, Lot 60, 1 Cliffside Road (ZBA 3393C)

D. NEW BUSINESS

7. Hardship variance application for the construction of a swimming pool and shed that would both encroach into the front yard area. Submitted by William Hird for the location known as Block 153, Lot(s) 1+2, 109 Millman Lane (ZBA 3700)
8. Hardship variance application for the construction of additions that would encroach into the front and side yard setbacks and exceed the maximum principal lot coverage. Submitted by Michael McVey for the location known as Block 746, Lot 11.02, 970 Shunpike Road (ZBA 3701)
9. Hardship variance application for the construction of additions that would encroach into the side yard setback and exceed the maximum principal lot coverage. Submitted by Mark & Michelle Heavener for the location known as Block 494.44, Lot 13, 3112 Butternut Road (ZBA 3702)

CONTINUED TO THE SEPTEMBER 3RD MEETING PER APPLICANT'S REQUEST

E. DISCUSSION

10. Discussion regarding the number of extensions for variance relief can be applied for before the application requires resubmittal and re-notice.