

Mark Saioni called the Zoom Meeting of the Middle Township Zoning Board to order at 7:00 p.m. He stated that notice had been given to the Gazette-Leader, Press of Atlantic City and Herald Times and posted on the bulletin board of the Middle Township Building stating the time and place of the following meeting, as required in the P.L. 1975, Chapter 231 of the State of New Jersey.

ROLL CALL

Members Present

Mark Saioni, Chairman
Steve Bradway
TJ Repici, Jr.
Mike DiPalantino
Chris Brown
William Crowther

Members Absent

Greg Martin

Attorney Present

Victoria Steffen, Esq.

Alternates Present

Jim Belles
Gary Farrow

Engineer Present

Vincent C. Orlando, PE, PP

Secretary Present

Kaytie Keating
Rachel Shepherd

HEARING

#072303RSB – EXT.

Applicant's Name:

WJO Realty

Subject Property:

Shunpike
Cape May Court House, NJ

Block and Lots:

Bl: 348.02 Lots: 3

The following individuals were sworn in and testified on behalf of the Applicant:

1. Brian Heun, Esq. – PO Box 299, Linwood, NJ
2. Brian Murphy, PE, MV Engineering – 102 N. Main Street, CMCH, NJ

Brian Heun, Esq. spoke on behalf of the applicant and explained subdivision details and the request for a 1-year extension

Public Comment: None

Chairman Saioni closed the hearing to the Applicant and the public.

The Board discussed the application.

VOTE

ZBA #072303RSB – Extension

Moved: S. Bradway

Seconded: M. DiPalantino

S. Bradway	YES
T. Repici Jr.	YES
M. DiPalantino	YES
J. Belles	YES
C. Brown	YES
W. Crowther	YES
Chairman Saioni	YES

HEARING

#202310

Applicant's Name:

SDK Properties LLC

Subject Property:

15 Johnstown Lane
Cape May Court House, NJ

Block and Lots:

Bl: 335.01 Lots: 6, 7

Chairman Saioni and Mr. DiPalantino stepped down from the hearing for this application due to conflict. Mr. Bradway chaired the hearing.

The following individuals were sworn in and testified on behalf of the Applicant:

1. Cory Gilman, Esq. – 2699 Dune Drive, Avalon, NJ
2. Andy Schaeffer, PE, Schaeffer Nassar Scheidegg – 1425 Cantillon Blvd., Mays Landing, NJ
3. Tiffany Morrissey, PP – 7 Equestrian Drive, Galloway, NJ
4. Joseph Horan, Architect – 1636 E. Wilt St., Philadelphia, PA
5. Dave Cohn, Principal of LLC – 44 Stagecoach Road, Cape May Court House, NJ
6. Mike DiPalantino, Principal of LLC – 114 Stagecoach Road, Cape May Court House, NJ

Cory Gilman, Esq. spoke on behalf of the applicant and explained the nature of the application. The applicant is seeking preliminary and final site plan approval. There was testimony from Mr. DiPalantino about the self-storage facility. Will have indoor climate-controlled units as well as outside storage. Will be about 400 units between all the buildings. Mr. Schaeffer, PE, spoke about current site conditions and the proposed site plan. Mr. Horan, the architect, spoke about the design of the buildings. There was testimony from Mrs. Morrissey on the positive criteria of the plan.

The following exhibits were shared on the screen:

1. Site plan, prepared by Schaeffer Nassar Scheidegg
2. Renderings of the buildings and signage, 7 slides

Vincent C. Orlando, PE, Engineering Design Associates, went over the engineers' report.

Public Comment: None

Mr. Bradway closed the hearing to the Applicant and the public.

The Board discussed the application. There was discussion on the hours of operation.

VOTE

ZBA #202313 – 250-404(B) Permitted uses in R Residential

Moved: W. Crowther

Seconded: T. Repici Jr.

S. Bradway	YES
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
J. Belles	YES
G. Farrow	YES

VOTE

ZBA #202313 – 250-404(E) Bulk Requirements for R Residential – front yard
250-404(E) Bulk Requirements for R Residential – building coverage
250-404(E) Bulk Requirements for R Residential – Impervious coverage

Moved: W. Crowther

Seconded: T. Repici Jr.

S. Bradway	YES
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
J. Belles	YES
G. Farrow	YES

VOTE

ZBA #202313 – 218-81(D)(5) – Landscape Buffer Requirements

Moved: W. Crowther

Seconded: T. Repici Jr.

S. Bradway	YES
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
J. Belles	YES
G. Farrow	YES

VOTE

ZBA #202313 – 218-83(I)(3) – Signs permitted in TB – Town Business Zone

Moved: W. Crowther

Seconded: T. Repici Jr.

S. Bradway	YES
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
J. Belles	YES
G. Farrow	YES

VOTE

ZBA #202313 – Waivers A through I on Engineers Report, including providing curb and sidewalk, decorative fence and revised landscaping along Route 9 and Johnstown Lane, and eliminate trash enclosure

Moved: W. Crowther

Seconded: T. Repici Jr.

S. Bradway	YES
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
J. Belles	YES
G. Farrow	YES

VOTE

ZBA #202313 – 6-foot fence in front yard setback

Moved: W. Crowther

Seconded: T. Repici Jr.

S. Bradway	YES
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
J. Belles	YES
G. Farrow	YES

VOTE

ZBA #202313 – Preliminary and Final Site Plan

Moved: W. Crowther

Seconded: T. Repici Jr.

S. Bradway	YES
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
J. Belles	YES
G. Farrow	YES

OLD BUSINESS

Memorialize Resolution #202311, Claffey, James Jr. & Diane

Upon a motion by Mr. Bradway, seconded by Mr. DiPalantino that the resolution be adopted. The motion carried unanimously by the following vote: Bradway – Yes; Repici Jr. – Yes; DiPalantino – Yes; Brown – Yes; Crowther – Yes; Saioni – Yes.

The next regularly scheduled meeting will be on January 9, 2021 (Reorganization).

With there being no other business, the meeting was adjourned at 8:53 p.m.