

Regular Meeting  
Planning Board Meeting  
06/13/2023

Chairman Anzelone called the Meeting of the Middle Township Planning Board to order at 6:00 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**

Anthony Anzelone  
Mark Saioni  
Tom Schad  
Peter Lomax  
Theron Ike Gandy  
Daniel Lockwood

**Members Absent**

Susan Copson  
Layne Buckingham  
Rachel Diaz  
Paul Crowding, Alt

**Alternates Present**

Jim Johnson, Alt

**Attorney Present**

David Stefankiewicz

**Engineer Present**

Vincent Orlando

**Secretary Present**

Rachel Shepherd

**NEW BUSINESS**

APPLICATION FOR REVIEW  
APPLICATION #191110RPFEXT

Applicant's Name: 2BROS2SIS LLC

Subject Property: 1102 RTE 9 S

Block and Lots: Bl: 353 Lots: 4

\*Moved to 07/11/2023 meeting.

APPLICATION FOR REVIEW  
APPLICATION #232322

Applicant's Name: ELWELL, ROBERT W & JANE K

Subject Property: 211 HAND AVE

Block and Lots: Bl: 240 Lots: 9

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

1. Robert W. Elwell, owner -808 Columbine Ave Cape May
2. Andy Schaeffer, PE

Chuck Sandman, Esq, spoke on behalf of the applicant and explained the nature of the application.

Mr. Elwell gave testimony on the lot, duplex. Has intention to build a house on the new lot for grandson. House is from 1800's. Will eventually tear down and build SFD.

Mr. Schaeffer gave testimony of the lots in the area, very similar to the new lots in this application. 5 variances are existing non-conformities. No detriment to the zone plan.

Mr. Sandman requested 7th variance in regards to parking. Mr. Schaeffer spoke to 2 onsite and 2 on street parking spaces. Applicant will do their best to get 4 onsite.

The EDA report was read into record.

Public comment:

- Fran Grant- 4 Ella ave CMCH

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

VOTE:

250-411 (E) Bulk- lot area lots 9.01 & 9.02

Moved: T. Schad      Seconded: J. Johnson

M. Saioni	YES
T. Schad	YES
P. Lomax	YES
T. Gandy	YES
D.Lockwood	YES
J. Johnson	YES
Chairman Anzelone	YES

VOTE:

250-411 (E) Bulk- lot width (lot 9.01), 250-411 (E) Bulk- lot frontage (lot 9.01), 250-411 (E) Bulk- side yard (lot 9.01), 250-411 (E) Bulk- total side yard (lot 9.01), 250-411 (E) Bulk- Acc side yard (lot 9.01)

Moved: T. Schad      Seconded: J. Johnson

M. Saioni	YES
T. Schad	YES
P. Lomax	YES
T. Gandy	YES
D.Lockwood	YES
J. Johnson	YES
Chairman Anzelone	YES

VOTE:

Waiver A- soil boring, Waiver B- traffic study, Waiver C- environmental impact assessment, Waiver D- community impact statement

Moved: M. Saioni      Seconded: J. Johnson

M. Saioni	YES
T. Schad	YES
P. Lomax	YES
T. Gandy	YES
D.Lockwood	YES
J. Johnson	YES
Chairman Anzelone	YES

VOTE:

Minor Subdivision

Moved: M. Saioni      Seconded: J. Johnson

M. Saioni	YES
T. Schad	YES
P. Lomax	YES
T. Gandy	YES
D.Lockwood	YES
J. Johnson	YES
Chairman Anzelone	YES

VOTE:  
Parking Variance

Moved: M. Saioni      Seconded: J. Johnson

M. Saioni	YES
T. Schad	YES
P. Lomax	YES
T. Gandy	YES
D.Lockwood	YES
J. Johnson	YES
Chairman Anzelone	YES

APPLICATION FOR REVIEW  
APPLICATION #231202

Applicant's Name: GKA HOMES LLC

Subject Property: 13 ELLA AVE

Block and Lots: Bl: 60 Lots: 4

\*Moved to 07/11/2023 meeting due to board member conflict, no quorum.

APPLICATION FOR REVIEW  
APPLICATION #231103

Applicant's Name: COASTAL CLASSIC RAILINGS LLC

Subject Property: 1703 RTE 9 N

Block and Lots: Bl: 12.01 Lots: 89

\*Moved to 07/11/2023 meeting. No new notice

The next regularly scheduled meeting will be on 06/13/2023

With there being no other business, the meeting was adjourned