Regular Meeting Zoning Board Meeting 02/09/2023

Chairman Saioni called the Meeting of the Middle Township Zoning 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 Absent **Members Present** Mark Saioni, Chairman Mike DiPalantino TJ Repici, Jr. Chris Brown William Crowther Alicia Markle **Attorney Present** Robert Belasco Camille Fitzmartin **Alternates Present** Engineer Present Melanie Collette Vincent C. Orlando, PE, PP Kim Banks

Secretary Present Rachel Shepherd

HEARING

#222330

Applicant's Name: Clermont Homes LLC

Subject Property: 113 Hand Ave

Block and Lots: Bl: 241 Lots: 2.01

Jon Batasini, Esq spoke on behalf of the applicant and explained the nature of the application.

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

1. John Halbruner, Hyland Group

Joseph Mohnack, PE, DeBlasio & Associates (conflict engineer) went over the engineers' report.

Public Comment: None

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

VOTE: 250-411 (E)

Moved: C. Brov	m Seconded	1. W	. Crowther
TYTOYGU, C., DIOY	m Seconde	J. YY	. Crowing

C. Brown	YES
W. Crowther	YES
A. Markle	YES
C. Fitzmartin	YES
M.Collette	YES
K. Banks	YES
Chairman Saioni	YES

VOTE: 250-411 (E)

Moved:	C. Brown	Seconded: W. Crowther
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C. Brown	YES
W. Crowther	YES
A. Markle	YES
C. Fitzmartin	YES
M.Collette	YES
K. Banks	YES
Chairman Saioni	YES

HEARING

#222327 Applicant's Name: Michael & Ann Bogin

Subject Property: 783 Stone Harbor Blvd

Block and Lots: Bl: 313 Lots: 89

Steven Morris, Esq spoke on behalf of the applicant and explained the nature of the application

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

1. Kris Kluk- Kluk consultants- PE

Kris Kluk gave a description of proposed house. The garage on the first level, only for storage.

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

Public Comment: None

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

VOTE: 250-402 (E) Bulk- lot size

Moved: T. Repici Jr.	Seconded: C. Brown
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T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C. Fitzmartin	YES
M.Collette	YES
Chairman Saioni	YES

VOTE: 250-402 (E) Bulk-# of stories

Moved:	T. Repici Jr.	Seconded: C. Brown
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T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C. Fitzmartin	YES
M.Collette	YES
Chairman Saioni	YES

HEARING

#222321 Applicant's Name: Ciro Q. Bautista

Subject Property: 271 Stagecoach Rd.

Block and Lots: Bl: 165.01 Lots: 127

John Amenhauser, Esq spoke on behalf of the applicant and explained the nature of the application.

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

- 1. Ryan Morson, RA
- 2. Ciro Bautista, owner

Ryan Morson went over the proposed plan improvements, would enhance the site.

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

Public Comment: None

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

VOTE: 250-406 (E) Bulk-side yard

Moved: T.Repici Jr.	Seconded: C. Bro	own
T. Repici Jr.	YES	
C. Brown	YES	
W. Crowther	YES	
A. Markle	YES	
C. Fitzmartin	YES	
M.Collette	YES	
Chairman Saioni	YES	

VOTE: 250-406 (E)Bulk-Building coverage

Moved: T.Repici Jr.	Seconded: C. Brown
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C. Fitzmartin	YES
M.Collette	YES
Chairman Saioni	YES

VOTE: 250-406 (E) Bulk- Impervious coverage

Moved: T.Repici Jr.	Seconded: C. Brown
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C. Fitzmartin	YES
M.Collette	YES
Chairman Saioni	YES

VOTE: 250-623 (A) Building separation distance

Moved: T.Repici Jr.	Seconded: C. Brown
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES

C. Fitzmartin	YES
M.Collette	YES
Chairman Saioni	YES

VOTE: Waiver A- Traffic study, Waiver B – Environmental Impact assessment, Waiver C-community impact assessment, Waiver D- topography

T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
A. Markle	YES
C. Fitzmartin	YES
M.Collette	YES
Chairman Saioni	YES

HEARING

#221112 Applicant's Name: JMS3 LLC

Subject Property: 7 E Shellbay ave

Block and Lots: Bl: 340 Lots: 5

The application was withdrawn by the applicant.

HEARING

#212314SUB Applicant's Name: William & Jone Novak

Subject Property: 100 N 6th St

Block and Lots: Bl: 1490 Lots: 3

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

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

- 1. Rami Nassar, PE
- 2. William Novak, owner

Rami Nassar gave testimony on application.

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

Public Comment: None

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

VOTE: Subdivision, Waiver A- soil borings

Moved:	T. Repici Jr	Seconded:	C. Brown
Т.	Repici Jr.	YES	
C.	Brown	YES	
W	. Crowther	YES	
A	. Markle	YES	
C.	. Fitzmartin	YES	
M	Collette	YES	
\mathbf{C}	hairman Saioni	YES	

OLD BUSINESS

Memorialize Resolution #222317 GSJ Properties LLC

Upon a motion by Mr. Repici, seconded by Ms. Markel that the resolution be adopted. The motion carried unanimously by the following vote: T. Repici Jr.-Yes; W. Crowther-Yes; A. Markle-Yes; C. Fitzmartin-Yes; M. Collette-Yes; K. Banks-Yes.

Memorialize Resolution: Board secretary, Board engineer contract, Board solicitor.

Upon a motion by Mr. Repici, seconded by Mr. Crowther that the resolution be adopted. The motion carried unanimously by the following vote: T. Repici Jr.-Yes; W. Crowther-Yes; A. Markle-Yes; C. Fitzmartin-Yes; M. Collette-Yes; K. Banks-Yes.

The next regularly scheduled meeting will be on 03/09/2023

With there being no other business, the meeting was adjourned.