

Regular Meeting
Zoning Board Meeting
5/11/23

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 Present

Mark Saioni, Chairman
Mike DiPalantino
TJ Repici, Jr.
Chris Brown
William Crowther
Camille Fitzmartin

Members Absent

Alicia Markle

Attorney Present

Robert Belasco

Alternates Present

Melanie Collette
Kim Banks

Engineer Present

Vincent C. Orlando, PE, PP

Secretary Present

Rachel Shepherd

HEARING

#222308

Applicant's Name: KEENAN OSBORNE III

Subject Property: 54 RTE 47 S

Block and Lots: Bl: 163.01 Lots: 275

- REQUESTED ADJOURNMENT TO NEXT MEETING. NO NEW NOTICE

HEARING

#232321

Applicant's Name: FHM PROPERTIES

Subject Property: 837 RTE 9 N

Block and Lots: Bl: 99.02 Lots: 1115.01

- REQUESTED ADJOURNMENT TO FUTURE MEETING. WILL RE-NOTICE

HEARING

#232324

Applicant's Name: CARL ARENBERG

Subject Property: 222 WEST MAIN ST

Block and Lots: Bl: 934 Lots: 15

* Board member Chris Brown stepped down for this application *

Carl Arenberg opened up the application.

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

1. David May – 15 Ryan Ln, CMCH NJ 08210

David May gave testimony on the application. Applied for street vacation and was denied.

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: 250-404 (E) Bulk Reg- Lot Area

Moved: M. DiPalantino **Seconded:** T. Repici

M. DiPalantino	YES
T. Repici Jr.	YES
W. Crowther	YES
C. Fitzmartin	YES
M.Collette	YES
K. Banks	YES
Chairman Saioni	YES

VOTE: 250-404 (E) Bulk Reg- Lot Width

Moved: M. DiPalantino **Seconded:** T. Repici

M. DiPalantino	YES
T. Repici Jr.	YES
W. Crowther	YES
C. Fitzmartin	YES
M.Collette	YES
K. Banks	YES
Chairman Saioni	YES

VOTE: 250-404 (E) Bulk Reg- Lot Frontage

Moved: M. DiPalantino **Seconded:** T. Repici

M. DiPalantino	YES
T. Repici Jr.	YES
W. Crowther	YES
C. Fitzmartin	YES
M.Collette	YES
K. Banks	YES
Chairman Saioni	YES

VOTE: 250-404 (E) Bulk Reg- Front yard setback (paper street)

Moved: M. DiPalantino **Seconded:** T. Repici

M. DiPalantino	YES
T. Repici Jr.	YES
W. Crowther	YES
C. Fitzmartin	YES
M.Collette	YES
K. Banks	YES
Chairman Saioni	YES

VOTE: 250-404 (E) Bulk Reg- Building coverage

Moved: M. DiPalantino **Seconded:** T. Repici

M. DiPalantino	YES
T. Repici Jr.	YES
W. Crowther	YES
C. Fitzmartin	YES
M.Collette	YES
K. Banks	YES
Chairman Saioni	YES

VOTE: Waiver B – Soil borings

Moved: M. DiPalantino **Seconded:** T. Repici

M. DiPalantino	YES
T. Repici Jr.	YES
W. Crowther	YES
C. Fitzmartin	YES
M.Collette	YES
K. Banks	YES
Chairman Saioni	YES

**VOTE: Waiver C- Traffic Study, Waiver D- Environmental Impact Statement
Waiver E- Community impact assessment**

Moved: M. DiPalantino **Seconded:** T. Repici

M. DiPalantino	YES
T. Repici Jr.	YES
W. Crowther	YES
C. Fitzmartin	YES
M. Collette	YES
K. Banks	YES
Chairman Saioni	YES

HEARING

#232323

Applicant's Name: N. WILDWOOD BLVD ACQ CO LLC

Subject Property: 514 NORTH WILDWOOD RD

Block and Lots: Bl: 985 Lots: 1

*Board member Chris Brown rejoined the board *

Anthony Monzo, Esq gave an overview of the application.

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

1. Daniel Whitney- Principal, Applicant
2. Patrick Lynam, PE
3. James W. Higgins, PP

Mr. Whitney explained the boat / rv parking will be to the rear. The front building, marine repair will be converted to self-storage.

Mr. Higgins gave testimony on existing conditions, relief being sought; went over the purposes of zoning; suited for use, extension of existing use; no exterior storage except what is proposed; 6 ft fence for security reasons.

Mr. Lynam gave testimony on site circulation, some modifications (A4)
Will remove asphalt from Maryland Ave

Mr, Whitney gave timeframe for cleanup, currently underway. Boat repair business is gone. Building will be metal panels.

Mike DiPalantino questioned only 28 boat/RV spaces? Hours of operation?
Dan Whitney: yes, 28. 6-10 open facilities, no access after 10. 9-6 Office hours.

William Crowther asked the # of employees and if there will be security cameras?
Dan Whitney: 1 employee, and yes will have cameras.

Dan Whitney stated 6 months for cleanup, already underway. Total # of units, less than 800. No proposed signage currently

The following exhibits were shared:

- A-1 colored copy of site plan
- A-2 Architectural plan (2 pages)
- A-3 aerial photo
- A-4 site plan
- A-5 site photos

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

Public Comment:

Kimberly Mastriana- 3813 Shunpike Rd, Rio Grande
Spoke to the number of variances requested and questions about impervious coverage.

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

VOTE: 250-407 D Variance – Use in SR zone

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 250-408 (E) TB zone Bulk Regs- front yard setback- NWW Blvd

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 250-408 (E) TB Zone Bulk Regs – Front yard setback, Mass Ave

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 250-407 (E) SR Zone Bulk Regs – Front yard setback, Pershing

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 250-407 (E) SR Zone Bulk Regs – Building coverage

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 250-407 (E) SR Zone Bulk Regs – Impervious coverage

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 250-618 (C)(1) Fence height in front yard

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 218-81 (D)(2) Landscape Buffer – park area buffer to building

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 218-77 (A) (6) Off street parking requirements

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: Waiver A- traffic study

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: Waiver B- environmental impact assessment & C

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: Waiver B- environmental impact assessment & Waiver C- community impact assessment

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: Waiver D- permit stone where asphalt is required

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: Waiver E- NO curb around parking area

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: Waiver F- no trash storage area

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: Site Plan- preliminary

Moved: M. DiPalantino **Seconded:** T. Repici

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

HEARING

#221111

Applicant's Name: BGJ1 LLC

Subject Property: 509 RIO GRANDE AVE

Block and Lots: Bl: 1523 Lots: 9

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

1. Gary Gilbert, Principal
2. Bill Feraco, Principal
3. Rami Nassar, PE

Andrew Catanese, Esq opened the application.

Rami Nassar gave testimony on application. Use variance needed due to radio tower on site. Preserved 15 acres. Will comply with fair share housing requirements.

The following exhibits were shared:

A-1 aerial of map site

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

Public Comment:

Gina Peterson-3807 Shunpike Rd: Questions on low/mod.

Susan Lin- 2 Lake View Dr Woodbine: Owns house by tower, would like fence along property line.

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

VOTE: D1- use variance, two uses on one lot

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 250-411 (E) Bulk Regs, Front yard

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 250-635 (B) Design standards- building to park setback

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 250-635 (J) Design standards- landscape buffer

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 250-635 (K) Design standards- number of signs

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: 250-635 (K) Design standards- sign area

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: Waiver C- 12 parking spots in a row

Moved: M. DiPalantino **Seconded:** T. Repici

M. DiPalantino	YES
T. Repici Jr.	YES
C. Brown	YES
W. Crowther	YES
C. Fitzmartin	YES
M.Collette	YES

Chairman Saioni YES

VOTE: Waiver D – 50' long drive where 80' is required.

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: Waiver E – provide 1 shade tree per 30 lf of pavement

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: Waiver F – dev. From open space standards.

Moved: M. DiPalantino **Seconded:** T. Repici

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

VOTE: Site Plan – prelim

Moved: M. DiPalantino **Seconded:** T. Repici

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

The next regularly scheduled meeting will be on 06/08/23
With there being no other business, the meeting was adjourned.