

Regular Meeting
Planning Board Meeting
10/10/23

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
Susan Copson
Peter Lomax
Theron Ike Gandy
Rachel Diaz

Members Absent

Layne Buckingham
Daniel Lockwood
Jim Johnson, Alt

Alternates Present

Paul Crowding, Alt

Attorney Present

David Stefankiewicz

Engineer Present

Vince Orlando, PE

Secretary Present

Rachel Shepherd

NEW BUSINESS

APPLICATION FOR REVIEW
APPLICATION #232339

Applicant's Name: GROCERY OUTLET INC

Subject Property: 3174 RTE 9 S

Block and Lots: Bl: 1436.05 Lots: 1

Lenard Altieri 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. Karen Reigart, RE director – grocery outlet
2. Kelly Wagner, Jones sign

The following exhibits were shared:
A-1 information packet

Kelly Wagner gave testimony on the sign.

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

Public comment: None

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

VOTE: 218-83 (J) (A) # of signs

Moved: M Saioni Seconded: P. Lomax

M. Saioni	YES
T. Schad	YES
S. Copson	YES
P. Lomax	YES
I.Gandy	YES
R. Diaz	YES
P. Crowding	YES
Chairman Anzelone	YES

APPLICATION FOR REVIEW
APPLICATION #231107

Applicant's Name: ATLANTICARE HEALTH SERVICES INC

Subject Property: 419 RTE 9 N

Block and Lots: Bl: 99.02 Lots: 150

Scott Good, 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. David Scheidegg, PE
2. Mandi Trainor, Project manager- Atlanticare
3. Kent Doss, RA
4. Dave Shropshire, traffic engineer

The following exhibits were shared:

- A-1 Aerial map showing proposed plan
- A-2 Façade along Rte. 9 west
- A-3 Along rte East and South Façade
- A-5 Façade that faces internal parking lot
- A-6 Enlarged view of primary entrance

Mandi Trainor gave testimony on building, 35 employees. 6:30am-5:00pm Mon-Fri, may shift with popularity. Trying to expand services for community.

David Scheidegg gave testimony on proposed plan and sign variances; necessary for patients to locate site.

Dave Shropshire went over the traffic report.

Ken Doss gave testimony on the building façade; meets the ordinance; types of façade and colors.

Board Comments/ Questions:

Concerns with existing trees.

What are they doing there? Mandi Trainor explained urologist; general surgery; cardiology; pulmonology; OB; possibly partner with Rothman ortho.

Concerns with signage/sizes of signs/#of signs

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

Public comment: None

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

VOTE: 218-83 (J) (2) # of free standing signs, 218-83 (J) (2) free standing sign setback

Moved: M Saioni Seconded: P. Lomax

M. Saioni	YES
T. Schad	YES
S. Copson	YES
P. Lomax	YES
I.Gandy	YES
R. Diaz	YES
P. Crowding	YES
Chairman Anzelone	YES

VOTE: Waiver B- more than 12 parking spaces without a landscaped island

Moved: M Saioni Seconded: P. Lomax

M. Saioni	YES
T. Schad	YES
S. Copson	YES
P. Lomax	YES
I.Gandy	YES
R. Diaz	YES
P. Crowding	YES
Chairman Anzelone	YES

VOTE: Site Plan-Prelim

Moved: M Saioni Seconded: P. Lomax

M. Saioni	YES
T. Schad	YES
S. Copson	YES
P. Lomax	YES
I.Gandy	YES
R. Diaz	YES
P. Crowding	YES
Chairman Anzelone	YES

APPLICATION FOR REVIEW
APPLICATION #231204

- M. Saioni, A. Anzelone & P. Lomax stepped down for this application

Applicant's Name: BURKE, DAVID & FRANCEY K

Subject Property: 1130 GOLF CLUB RD

Block and Lots: Bl: 356.01 Lots: 36

Louis Delollis 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. David Burke, owner
2. Mark Gibson, PLS
3. Louis Scheidt, PP

David Burke gave testimony on current status of site; gave history of property.
Mark Gibson gave testimony on site and proposed plan.

Louis Scheidt gave testimony on variances; positive/negative criteria

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

Public comment: None

The hearing was closed to the Applicant and the public.

VOTE: 250-406(E) Bulk- lot area

Moved: S. Copson Seconded: T. Schad

T. Schad	YES
S. Copson	YES
I.Gandy	YES
R. Diaz	YES
P. Crowding	YES

VOTE: 250-406(E) Bulk- lot width

Moved: S. Copson Seconded: T. Schad

T. Schad	YES
S. Copson	YES
I.Gandy	YES
R. Diaz	YES
P. Crowding	YES

VOTE: 250-406(E) Bulk- lot frontage

Moved: S. Copson Seconded: T. Schad

T. Schad	YES
S. Copson	YES
I.Gandy	YES
R. Diaz	YES
P. Crowding	YES

VOTE: 250-406(E) Bulk- lot impervious coverage

Moved: S. Copson Seconded: T. Schad

T. Schad	YES
S. Copson	YES
I.Gandy	YES
R. Diaz	YES
P. Crowding	YES

VOTE: Minor Subdivision

Moved: S. Copson Seconded: T. Schad

T. Schad	YES
S. Copson	YES
I.Gandy	YES
R. Diaz	YES
P. Crowding	YES

OLD BUSINESS

Memorialize Resolution # 232337F AUTOZONE NORTHEAST LLC

- Moved to 10/26 meeting

The next regularly scheduled meeting will be on 10/26/23
With there being no other business, the meeting was adjourned.