

Regular Meeting  
Planning Board Meeting  
10/26/23

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  
Tom Schad  
Susan Copson  
Theron Ike Gandy

**Members Absent**

Layne Buckingham  
Daniel Lockwood  
Mark Saioni  
Peter Lomax  
Rachel Diaz

**Alternates Present**

Paul Crowding, Alt  
Jim Johnson, Alt

**Attorney Present**

David Stefankiewicz

**Engineer Present**

Vince Orlando, PE

**Secretary Present**

Rachel Shepherd

**NEW BUSINESS**

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

- APPLICATION IS BEING MOVED TO NOVEMBER 14<sup>TH</sup> 2023 MEETING, APPLICANT WILL RE-NOTICE

APPLICATION FOR REVIEW  
APPLICATION #231105

Applicant's Name: WILDWOOD GOLF CART RENTALS & SALES LLC

Subject Property: 1091 RTE 47 S

Block and Lots: Bl: 1432 Lots: 8

Chuck 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. Paul Kates, PE – Kates Schneider Eng.
2. John Romano, Owner

The following exhibits were shared:

- A-1 existing photos
- A-2 color renderings
- A-3 color renderings

Paul Kates, PE gave testimony on application and plan. Will repair and restrip the parking lot. Building will be refaced.

John Romano spoke to the sale of golf carts. A few carts outside for display; building surface will be stucco. Door will either be steel or glass panel. 5-year plan will be for lager glass panel door and windows on front of building. No building mounted signs. Will be mainly sales and possible repairs. No rentals out of this building.

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: 218-77(A)(6) off street parking- parking setback

Moved: T. Schad    Seconded: J. Johnson

T. Schad	YES
S. Copson	NO
I. Gandy	YES
P. Crowding	YES
J. Johnson	YES

Chairman Anzelone            YES

VOTE: 218-77(B)(1) Off street parking, # of parking spaces

Moved: T. Schad    Seconded: J. Johnson

T. Schad	YES
S. Copson	NO
I.Gandy	NO
P. Crowding	YES
J. Johnson	YES
Chairman Anzelone	YES

VOTE: Waiver A- curb in parking areas

Moved: T. Schad    Seconded: J. Johnson

T. Schad	YES
S. Copson	YES
I.Gandy	YES
P. Crowding	YES
J. Johnson	YES
Chairman Anzelone	YES

VOTE: Minor site plan

Moved: T. Schad    Seconded: J. Johnson

T. Schad	YES
S. Copson	NO
I.Gandy	YES
P. Crowding	YES
J. Johnson	YES
Chairman Anzelone	YES

APPLICATION FOR REVIEW  
APPLICATION #231106

Applicant's Name: LOWES HOME CENTERS INC

Subject Property: 3201 RTE 9 S

Block and Lots: BI: 1464.01 Lots: 8

M. Herbert, Esq spoke on behalf of the applicant and explained the nature of the application. Shed display is being removed.

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

1. Kevin Bolger, PP, LA- Perry M. Petrillo Architect
2. William Mann, Store manager for Lowes
3. Christine Cofone, PP- Cofone Consulting

Kevin Bolger gave testimony on the plan.

Christine Cofone gave testimony on the site. No substantial detriment to zone plan. Landscaping will be brought into compliance with original approvals.

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: 250-611- Nonresidential trailer

Moved: T. Schad    Seconded: J. Johnson

T. Schad	YES
S. Copson	YES
I.Gandy	YES
P. Crowding	YES
J. Johnson	YES
Chairman Anzelone	YES

VOTE: Amended site plan

Moved: T. Schad    Seconded: J. Johnson

T. Schad	YES
S. Copson	YES

I.Gandy	YES
P. Crowding	YES
J. Johnson	YES
Chairman Anzelone	YES

### **OLD BUSINESS**

Memorialize Resolution # 232337F AUTOZONE NORTHEAST LLC

Upon a motion by T. SCHAD seconded by J. JOHNSON that the resolution be adopted. The motion carried unanimously by the following vote; T. SCHAD – YES; I. GANDY- YES; P. CROWDING-YES; J. JOHNSON-YES

Memorialize Resolution # 232339 GROCERY OUTLET INC

Upon a motion by T. SCHAD seconded by J. JOHNSON that the resolution be adopted. The motion carried unanimously by the following vote: A. ANZELONE – Yes; T. SCHAD – Yes; S. COPSON – Yes; I. GANDY – Yes; P. CROWDING- YES

Memorialize Resolution # 231204 BURKE, DAVID & FRANCEY

- MOVED TO 11/14/23 MEETING

Memorialize Resolution # 231107 ATLANTICARE HEALTH SERVICE INC

- MOVED TO 11/14/23 MEETING

The next regularly scheduled meeting will be on 11/14/2023

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