

Regular Meeting
Planning Board Meeting
8/24/23

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
Theron Ike Gandy
Daniel Lockwood
Rachel Diaz

Members Absent

Layne Buckingham
Peter Lomax

Alternates Present

Jim Johnson, Alt
Paul Crowding, Alt

Attorney Present

David Stefankiewicz

Engineer Present

Vincent Orlando

Secretary Present

Rachel Shepherd

NEW BUSINESS

APPLICATION FOR REVIEW
APPLICATION #231105

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

Subject Property: 1091 RTE 47 S

Block and Lots: Bl: 1432 Lots: 8

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

1. John Romano, Wildwood Golf Cart Rentals
2. John Helbig

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

John Romano gave testimony on what they do at the site; rehabilitated existing building.
John Helbig gave testimony on the site/ site plan. Lot is undersized and no way to get additional lot area since it is surrounded by the post office.

Vincent C. 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:
Table Application to 9/12/23. No new notice

Moved: M. Saioni Seconded: D. Lockwood

M. Saioni	YES
T. Schad	YES
S. Copson	YES
T. Gandy	YES
D.Lockwood	YES
R. Diaz	YES
P. Crowding	YES
J. Johnson	YES
Chairman Anzelone	YES

APPLICATION FOR REVIEW
APPLICATION #231102

Applicant's Name: US ROUTE 9 II SOLAR PROJECT 2022 LLC

Subject Property: 1533 Rte 9 N

Block and Lots: BI: 12.01 Lots: 2

- Anthony Anzelone & Mark Saioni stepped down. Dan Lockwood chaired the application

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

1. Jackie Bruce- Dist. solar developers LLC
2. Christian Roach- Langan Eng.
3. William Kauffman, Esq- Newmad Davis
4. Sharon Stokes- property manager

Anthony Todaro, Esq spoke on behalf of the applicant and explained the nature of the application.

Jackie Bruce, director of development- owner/operator of life cycle of project- maintain system.
Christian Roach gave testimony on location of solar, 3 solar canopies.

Ike Gandy- will this be increasing the RV storage area?

Sharon Stokes: will minimize storage due to columns for solar panels

Vincent C. 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:

Minor Site Plan

Moved: I. Gandy Seconded: J. Johnson

T. Schad	YES
S. Copson	YES
T. Gandy	YES
D.Lockwood	YES
R. Diaz	YES
P. Crowding	YES
J. Johnson	YES

APPLICATION FOR REVIEW
APPLICATION #232337

Applicant's Name: AUTOZONE NORTHEST

Subject Property: 20 CH SO DENNIS RD

Block and Lots: Bl: 99.02 Lots: 153

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

1. John Taikina, PP
2. Thomas Pugsley Jr, PE

The following exhibits were shared:

A-1: colored version of the site plan with landscaping
A-2: elevation of AutoZone store (general)

Francis DeVito, Esq spoke on behalf of the applicant and explained the nature of the application.

Thomas Pugsley gave testimony on site; just retail, no repair bays; went over site plan. Cardboard will be kept inside building until pick up.

John Taikina went over the requested variances.

Vincent C. 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:

250-409 (E) Bulk- front yard setback

Moved: T. Schad Seconded: J. Johnson

T. Schad	YES
S. Copson	YES
I.Gandy	YES
D.Lockwood	YES
R. Diaz	YES
P. Crowding	YES
J. Johnson	YES
Vice Chairman Saioni	YES

VOTE:

250-409 (E) Bulk- impervious lot coverage

Moved: T. Schad Seconded: P. Crowding

T. Schad	YES
S. Copson	YES
I.Gandy	YES
D.Lockwood	YES
R. Diaz	YES
P. Crowding	YES
J. Johnson	YES
Vice Chairman Saioni	YES

VOTE:

218-77 (B) (1) off street parking

Moved: T. Schad Seconded: P. Crowding

T. Schad	YES
S. Copson	YES
I.Gandy	YES
D.Lockwood	YES
R. Diaz	YES
P. Crowding	YES
J. Johnson	YES
Vice Chairman Saioni	YES

VOTE:

21883 (J) (a) # of signs

Moved: T. Schad Seconded: P. Crowding

T. Schad	YES
S. Copson	YES
I.Gandy	YES
D.Lockwood	YES
R. Diaz	YES
P. Crowding	YES
J. Johnson	YES
Vice Chairman Saioni	YES

VOTE:

Waiver A- environmental impact statement, Waiver B- traffic study

Moved: T. Schad Seconded: P. Crowding

T. Schad	YES
S. Copson	YES
I.Gandy	YES
D.Lockwood	YES
R. Diaz	YES
P. Crowding	YES
J. Johnson	YES
Vice Chairman Saioni	YES

VOTE:

Major site plan – preliminary

Moved: T. Schad Seconded: P. Crowding

T. Schad	YES
S. Copson	YES
I.Gandy	YES
D.Lockwood	YES
R. Diaz	YES
P. Crowding	YES
J. Johnson	YES
Vice Chairman Saioni	YES

OLD BUSINESS

Memorialize Resolution # 231104, LOCKWOOD, DANIEL

Upon a motion by T. SCHAD seconded by P. CROWDING that the resolution be adopted. The motion carried unanimously by the following vote: M. SAIONI-YES; T. SCHAD- Yes; S. COPSON-YES; R. DIAZ -Yes; P. CROWDING-YES, J. JOHNSON- YES

The next regularly scheduled meeting will be on 9/12/23

With there being no other business, the meeting was adjourned