

Regular Meeting
Planning Board Meeting
01/25/2024

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
Peter Lomax
Daniel Lockwood

Members Absent

Mark Saioni
Layne Buckingham
Theron Ike Gandy
Rachel Diaz
Jim Johnson, Alt

Alternates Present

Paul Crowding, Alt

Attorney Present

David Stefankiewicz

Engineer Present

Vincent Orlando

Secretary Present

Rachel Shepherd

NEW BUSINESS

APPLICATION FOR REVIEW

APPLICATION # 221104SUB

Applicant's Name: BLS PROPERTY HOLDINGS LLC/B & L MARINE HOLDINGS LLC

Subject Property: 701 AVALON BLVD

Block and Lots: Bl: 118.03 Lots: 7

VOTE:

To hold Special meeting on 2/15/24

Moved: T. Schad

Seconded: S. Copson

S. Copson	YES
T. Schad	YES
D.Lockwood	YES
P. Lomax	YES
P. Crowding	YES
Chairman Anzelone	YES

- *Being moved to a special meeting on 2/15/24 at 6pm*

• **SWEAR IN BOARD MEMBER – Paul Crowding**

APPLICATION FOR REVIEW

APPLICATION #231108

Applicant's Name: INSA MIDDLE TOWNSHIP LLC

Subject Property: 1580 RTE 9 N

Block and Lots: Bl: 114 Lots: 27

Keith Davis, 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. James Scherrd, Cannabis Consultant
2. David Horner, traffic consultant from Horner & Canter Assoc.
3. Bill McManus, Esq- PLS, PP
4. Joseph Kelly, Esq- INSA Middle twp. LLC
5. Vishal Patel, member

The following exhibits were shared:

A-1: Conditional approval from CRC

A-2: updated parking assessment by Horner & Cantor

A-3: Plan that was submitted with application package

James Scherrd will oversee operational process, worked with Mr. Patel at other locations in NJ.

There will be approx. 5-6 employees a shift, with staggered shifts 9am-9pm 7 days a week.

David Horner gave testimony on the parking assessment.

Bill McManus gave testimony on the plan.

Board Comments/ Questions:

Tom Schad had concerns with weekend summer traffic. Asked about adjusting schedule for amount of orders, to control flow.

Mr. Horner explained calculations are functions of square footage.

Pete Lomax asked about ADA compliance. Gateway into township; what will ensure landscaping and the site is up to township standards?

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

Public comment:

Paul Kates – 1579 Rte. 9 N: Concerns with traffic; parking concerns & draining issues. After hours security?

Craig Cunningham-1573 Rte. 9 N: Concerns with summer traffic; thinks parking is underestimated. Nothing positive for the community; keep it out of Swainton area.

Mr. Anzelone addressed the drainage issues brought up neighbor. Site lighting must be addressed/brought up to today's standards.

Mr. Lockwood asked if the lighting will be dimmed at night when closed?

Mr. Lomax asked at what point does this become a site plan instead of a site plan waiver;

Mr. Orlando gave an explanation.

Some discussions between board and applicant regarding cannabis ordinance and site plan waiver.

Sue Copson asked the colors of the building; warm colors and mint. Consistent with township and zone plan.

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

VOTE:

Site Plan Waiver

Moved: T. Schad

Seconded: D. Lockwood

S. Copson	YES
T. Schad	YES
D.Lockwood	YES
P. Lomax	YES
P. Crowding	YES
Chairman Anzelone	YES

APPLICATION FOR REVIEW

APPLICATION # 231110

Applicant’s Name: FIRST UNITED METHODIST CHURCH CMCH

Subject Property: 17 N Main St

Block and Lots: Bl: 234 Lots: 12

- Dan Lockwood stepped down for this application

Steve McKaig spoke on behalf of the applicant and explained the nature of the application. Explained the fence for the enclosure will be 5’ off the property line.

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:

Site Plan Waiver

Moved: T. Schad

Seconded: S. Copson

S. Copson	YES
T. Schad	YES
P. Lomax	YES
P. Crowding	YES
Chairman Anzelone	YES

OLD BUSINESS

Memorialize Resolution # 231103 – Coastal Classic Railings LLC

Upon a motion by T. SCHAD, seconded by S. COPSON that the resolution be adopted. The motion carried unanimously by the following vote: A. ANZELONE – YES; S. COPSON – YES; T. SCHAD- YES

The next regularly scheduled meeting will be on 2/13/24

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