

Regular Zoom Meeting  
Planning Board Meeting  
December 12, 2023

Chairman Anzelone called the Meeting of the Middle Township Planning Board to order 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  
Rachell Diaz

**Members Absent**

Layne Buckingham  
Theron Gandy  
Dan Lockwood  
Theron Gandy  
Paul Crowding

**Alternates Present**

Jim Johnson

**Attorney Present**

David Stefankiewicz

**Engineer Present**

Vincent Orlando

**Secretary Present**

Rachel Shepherd

**NEW BUSINESS:**

APPLICATION FOR REVIEW  
APPLICATION #231103

Applicant's Name: Coastal Classic Railings LLC

Subject Property: 1703 Rte. 9 North

Block and Lots: Bl: 12.01 Lots: 89

*\*Peter Lomax stepped down for this application*

Discussion between Jon Batastini, Esq. (Applicant's Attorney), Eric Garrabrant, Esq. (Objector's Attorney), Board Attorney, Board Engineer and Chairman on whether or not the Planning Board

had jurisdiction to hear this application and whether or not a use variance was required. The consensus between the Board and professionals was that a use variance was required.

VOTE: Incorporate findings & conclusions into a resolution

Moved: T. Schad

Seconded: M. Saioni

M. Saioni	YES
S. Copson	YES
T. Schad	YES
R. Diaz	YES
J. Johnson	ABS
A. Anzelone	YES

**Old Business:**

Memorialize Resolution #231109, Plaza at Cape May Court House, LLC

Upon a motion by M. Saioni, seconded by S. Copson that the resolution be adopted. The motion carried unanimously by the following vote: M. SAIONI – YES; S. COPSON – Yes.

Memorialize Resolution #231107, AtlantiCare Health Services Inc.

Upon a motion by P. Lomax, seconded by T. Schad that the resolution be adopted. The motion carried unanimously by the following vote: A. ANZELONE – YES; M. SAIONI – YES; T. SCHAD – YES; S. COPSON – Yes; P. LOMAX – YES; R. DIAZ – YES.

Memorialize Resolution #231105, WILDWOOD GOLF CART RENTALS & SALES 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; T. SCHAD – YES; S. COPSON – Yes; J. JOHNSON – YES.

Memorialize Resolution #231106, Lowes Home Centers Inc.

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; T. SCHAD – YES; S. COPSON – Yes; J. JOHNSON – YES.

The next regularly scheduled meeting will be on January 9, 2024.

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