

Regular Meeting  
Planning Board Meeting  
March 28, 2024

Vice Chairman Saioni 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**

Mark Saioni  
Tom Schad  
Susan Copson  
Layne Buckingham  
Peter Lomax  
Theron Gandy  
Rachell Diaz

**Members Absent**

Anthony Anzelone  
Daniel Lockwood

**Alternates Present**

Paul Crowding  
Jim Johnson

**Attorney Present**

David Stefankiewicz, Esq.

**Engineer Present**

Joseph Maffei, PE

**Secretary Present**

Rachel Shepherd

**NEW BUSINESS:**

APPLICATION FOR REVIEW  
APPLICATION #241103

Applicant's Name: Cape Regional Medical Center Inc.

Subject Property: 4 Stone Harbor Blvd

Block and Lots: Bl: 131 Lot: 1

*\*Peter Lomax and Jim Johnson stepped down for this application*

Anthony Monzo, Esq. gave overview of approvals sought.

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

1. Lew Conley, PE

The following exhibits were shared:

- A-1: Revised renderings – free-standing sign
- A-2: Revised renderings – main entrance
- A-3: Revised renderings

Mr. Conley gave testimony on revisions to signs.

Board member questions: Mr. Schad asked if the large emergency room sign that is existing is to be removed? It was stated that this sign needs to stay/ regulatory issue.

Joseph Maffei, PE, Engineering Design Associates, went over engineers' report.

Public Comment: None

VOTE: 218-83(J)(1)(a) – Number of wall signs and area of signs

Moved: P. Crowding

Seconded: R. Diaz

M. Saioni	YES
S. Copson	YES
T. Schad	YES
T. Gandy	YES
R. Diaz	YES
P. Crowding	YES

VOTE: 218-83(J)(2) – Number of free-standing signs and sign area of signs.

Moved: P. Crowding

Seconded: R. Diaz

M. Saioni	YES
S. Copson	YES
T. Schad	YES
T. Gandy	YES
R. Diaz	YES
P. Crowding	YES

VOTE: Site Plan Waiver

Moved: P. Crowding

Seconded: R. Diaz

M. Saioni	YES
S. Copson	YES
T. Schad	YES
T. Gandy	YES
R. Diaz	YES
P. Crowding	YES

**APPLICATION FOR REVIEW  
APPLICATION # 231205**

Applicant's Name: Andrei Kupryievich

Subject Property: 57 Siegtown Rd.

Block and Lot: Bl: 99.02 Lot: 4

Colin Bell, Esq. gave overview of approvals sought.

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

1. Land Landgraf Jr., PP

The following exhibits were shared:

A-1: Copy of subdivision plan

A-2: Township tax map, sheet 60, marked up to show similar size lots

A-3: Final plat for property across the street

Mr. Landgraf gave testimony on plan; went over variances needed.

Joseph Maffei, PE, Engineering Design Associates, went over the engineers' report.

Public Comment: none

Vice Chairman Saioni closed the hearing to the Applicant and the public.

VOTE: 250-407(E) – Bulk Requirements for SR Suburban Residential Zone; Lot Area

Moved: L. Buckingham

Seconded: S. Copson

M. Saioni	YES
S. Copson	YES
T. Schad	YES

L. Buckingham	YES
P. Lomax	YES
T. Gandy	YES
R. Diaz	YES
P. Crowding	YES
J. Johnson	YES

VOTE: 250-613(C) Flag "Pole" Width – Flag Lot Subdivisions

Moved: L. Buckingham                      Seconded: S. Copson

M. Saioni	YES
S. Copson	YES
T. Schad	YES
L. Buckingham	YES
P. Lomax	YES
T. Gandy	YES
R. Diaz	YES
P. Crowding	YES
J. Johnson	YES

VOTE: 250-613(D) – Flag Lot Subdivisions – Lot Area

Moved: L. Buckingham                      Seconded: S. Copson

M. Saioni	YES
S. Copson	YES
T. Schad	YES
L. Buckingham	YES
P. Lomax	YES
T. Gandy	YES
R. Diaz	YES
P. Crowding	YES
J. Johnson	YES

VOTE: Minor Subdivision

Moved: L. Buckingham                      Seconded: S. Copson

M. Saioni	YES
S. Copson	YES
T. Schad	YES
L. Buckingham	YES
P. Lomax	YES
T. Gandy	YES
R. Diaz	YES

P. Crowding            YES  
J. Johnson             YES

**OLD BUSINESS**

Memorialize Resolution #231203EXT – HALLETT, JOHN W

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

Memorialize Resolution #231107F – ATLANTICARE HEALTH SERVICES INC

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

Memorialize Resolution #241102 – DISABLED AMERICAN VETERENS #44 INC

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

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

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