

Regular Meeting  
Planning Board Meeting  
April 9, 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  
Mark Saioni  
Susan Copson  
Theron Gandy  
Rachell Diaz

**Members Absent**

Tom Schad  
Layne Buckingham  
Peter Lomax  
Daniel Lockwood  
Jim Johnson

**Alternates Present**

Paul Crowding

**Attorney Present**

David Stefankiewicz, Esq.

**Engineer Present**

Vincent Orlando, PE

**Secretary Present**

Rachel Shepherd

**NEW BUSINESS**

**APPLICATION FOR REVIEW  
APPLICATION #241201**

Applicant's Name:                   AGR Builders LLC

Subject Property:                   1105 Millman Blvd

Block and Lots:                   Bl: 409 Lot: 11

*\*M. Saioni stepped down for this application*

Daniel McCann, Esq., gave overview of approvals sought.

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

1. Frederic Spackman, Applicant/ Owner, 108 W. 7<sup>th</sup> Avenue, North Wildwood
2. Paul Kates, PE – Kates Schneider Engineering

The following exhibits were shared:

A-1: Tax map showing lot sizes in area

A-2: Aerial photo with overlay of tax maps

A-3: Updated minor subdivision plan addressing Engineer review comments

Mr. Spackman gave testimony on plans for property. Building house on one lot. May sell second lot, unsure.

Mr. Kates gave testimony on plan and lot sizes in surrounding neighborhood. Variance required for lot size.

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

Board Comments/ Questions: S. Copson – Looking at the maps all lots along Millman Blvd are the larger size lots, all seem to have 10,000 SF lot area.

T. Gandy – House already under construction on lot? And kept to one side of lot? *Applicant – started construction because inventory is low today, not tomorrow. Was going to sell the lot as is.* T. Gandy – Parking for two 4-bedrooms houses? Is there enough room? *P. Kates – Site will support parking. V. Orlando – not as currently shown. P. Kates – will widen driveway to accommodate all cars.* T. Gandy – Millman Blvd is all larger lots. Some discussion.

Public Comment: None

Applicant's attorney asked to have a couple minutes with his client and professional.

VOTE: Asked to table vote and come back at next available hearing in order to try to address Board's concerns. Will put all testimony back on record at next hearing (4/25/2024).

Moved: P. Crowding

Seconded: T. Gandy

S. Copson	YES
T. Gandy	YES
R. Diaz	YES
P. Crowding	YES
A. Anzelone	YES

## **OLD BUSINESS**

Memorialize Resolution #221104SUB – BLS Property Holdings LLC/ B&L Marine Holdings LLC

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

The next regularly scheduled meeting will be on April 25, 2024.

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