

Regular Meeting  
Planning Board Meeting  
05/14/2024

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  
Tom Schad  
Susan Copson  
Peter Lomax  
Theron Ike Gandy  
Rachel Diaz

**Members Absent**

Daniel Lockwood  
Layne Buckingham

**Alternates Present**

Paul Crowding, Alt  
Jim Johnson, Alt

**Attorney Present**

David Stefankiewicz, Esq.

**Engineer Present**

Vincent Orlando, PE

**Secretary Present**

Rachel Shepherd

**NEW BUSINESS**

**APPLICATION FOR REVIEW  
APPLICATION #051243EXT**

Applicant's Name: SYCAMORE DEVELOPMENT LLC

Subject Property: 1435 RTE 9 N

Block and Lots: Bl: 98 Lots: 26

*\*Pete Lomax stepped down for this application*

Mr. Lomax, principal of Sycamore Development, requested three 1-year extensions for a prior approval.

VOTE: Extension- 3 years

Moved: M. Saioni

Seconded: J. Johnson

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

**APPLICATION FOR REVIEW  
APPLICATION # 241201**

Applicant's Name: AGR BUILDERS LLC

Subject Property: 1105 MILLMAN BLVD

Block and Lots: Bl: 409 Lots: 11

*\*Mark Saioni stepped down for this application*

Dan McCann, Esq gave overview of the application and approval sought. *Application is being started from the beginning so additional Board members who were not at last meeting can vote on this application.*

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

1. Tiffany Morrissey, PP – 7 Equestrian Drive, Galloway, NJ
2. Frederic Spackman- Applicant/ Owner

The following exhibits were shared:

A-1: Minor subdivision plan

A-2: tax map with color coded lots

A-3: maps of VR zones in township

Mr. Spackman stated there is currently a 2-story building under construction

Tiffany Morrissey, PP gave testimony on the application, surrounding neighborhood and justification for relief.

Driveways will be extended to allow for parking for 4 cars (20ft wide)

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: 250-413(E) Bulk lot area – A variance is required to permit lot areas of 6,000 SF where 10,000 SF is required.

Moved: P. Lomax            Seconded: J. Johnson

S. Copson	NO
T. Schad	NO
I. Gandy	YES
P. Lomax	YES
R. Diaz	YES
J. Johnson	YES
P. Crowding	NO
Chairman Anzelone	NO

**APPLICATION FOR REVIEW**  
**APPLICATION # 241106**

Applicant's Name: ALI INVESTMENTS INC

Subject Property: 1711 RTE 47 S

Block and Lots: Bl: 1512 Lots: 2

*\*Jim Johnson stepped down for this application.*

Terrence J. Bennett, Esq gave overview of approval sought.

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

1. Abdul Khan- Owner - 10 Brewers Lane, Woodbine, NJ
2. Brian Murphy, PE, MV Engineering

Brian Murphy gave testimony on the application and plan; only umbrellas above tables.  
Hours 11am-11pm; end outside seating at 10pm. Previously was Tokyo restaurant, built in 1960

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: Waiver A- From providing a full site plan

Moved: P. Lomax          Seconded: P. Crowding

M. Saioni	YES
S. Copson	YES
T. Schad	YES
P. Crowding	YES
I.Gandy	YES
P. Lomax	YES
R. Diaz	YES
Chairman Anzelone	YES

VOTE: Waiver B- Curb around parking areas, Waiver C- traffic study, Waiver D- environmental impact assessment, Waiver E- environmental assessment report

Moved: P. Lomax          Seconded: P. Crowding

M. Saioni	YES
S. Copson	YES
T. Schad	YES
P. Crowding	YES
I.Gandy	YES
P. Lomax	YES
R. Diaz	YES
Chairman Anzelone	YES

**APPLICATION FOR REVIEW**  
**APPLICATION # 241203**

Applicant's Name: IMMANUEL BAPTIST CHURCH OF GOSHEN

Subject Property: 340 & 344 RTE 47 N

Block and Lots: Bl: 49 Lots: 14 & 16

*\*Anthony Anzelone, Jim Johnson & Pete Lomax stepped down for this application.*

Kate Monzo, Esq gave overview of the application and approval sought.

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

1. Don Seitz, Deacon of church
2. Gary Lee Thomas, PP, PLS – Thomas\*Amey\*Shaw, Inc.

The following exhibits were shared:

A-1: Aerial of property

Gary Lee Thomas gave testimony on the subdivision plan. No detriment to the zone plan.

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

Public comment:

John Thomas- 346 Rte. 47 N, questioned where the lot is being split.

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

VOTE: 250-513 Bulk for lot 14- proposed lot area

Moved: T. Schad                      Seconded: S. Copson

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

VOTE: 250-412 (E) Bulk VC lot 16 proposed lot area

Moved: T. Schad                      Seconded: S. Copson

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

VOTE: 250-513 Buffer- lot 14, buffer to residential use; 250-412 (E) Bulk VC – existing lot frontage, lot 14; 250-412 (E) Bulk V, existing lot width of 73 feet, lot 14; 250-412 (E) Bulk VC lot 16, existing lot frontage; 250-412(E) Bulk VC existing lot width

Moved: T. Schad                      Seconded: S. Copson

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

VOTE: Waiver A- soil percolation tests; Waiver B - provisional topography; Waiver C- traffic study, Waiver D- environmental impact assessment and report, Waiver E- community impact statement

Moved: T. Schad                      Seconded: S. Copson

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

VOTE: Minor Subdivision

Moved: T. Schad                      Seconded: S. Copson

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

**APPLICATION FOR REVIEW  
APPLICATION # 211107EXT2**

Applicant's Name: 3156 SOUTH LLC

Subject Property: 3156 RTE 9 S

Block and Lots: Bl: 1436.01 Lots: 5

*\*Anthony Anzelone, Jim Johnson & Pete Lomax stepped down for this application.*

Louis Delollis, Esq gave testimony on why extension was being requested.

Public comment: None

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

VOTE: Extension of approvals

Moved: T. Schad                      Seconded: S. Copson

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

**APPLICATION FOR REVIEW  
APPLICATION # 231101**

Applicant's Name: UNION LEGAUE NATIONAL GOLF CLUB LLC

Subject Property: 1765 RTE 9 N

Block and Lots: Bl: 12.01 Lots: 6

*\*Anthony Anzelone, Jim Johnson & Pete Lomax stepped down for this application.*

Louis Delollis, Esq gave overview of the application and approvals sought.

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

1. Jacob Hoffer, General Manager of Union League Golf Course; 9 Eagles Way CMCH
2. Scott Bordner, Union League; 15 Holly Knoll CMCH
3. Patrick Haughey, golf course supervisor; 223 Corson Tavern Rd
4. Cormac Morrissey, PE; Dixon Assoc.
5. Jerry Blackman, PA; OSK design Partners

Cormac Morrissey, PE gave testimony on the proposed plan.

Jerry Blackman, PA gave testimony of the proposed structures.

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

Public comment:

Francis Cullen Jr, 21 Holly Knoll Drive; concerns with wells and pumps. Worried about affect this will have on residential wells nearby.

John Costigan, 12 Holly Knoll Drive; concerns with expansion behind clubhouse and noise levels.

Sharon Lehman, 18 Holly Knoll Drive; concerns with cart path and entry to Holly Knoll.

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

VOTE: Waiver A- soil borings

Moved: R. Diaz

Seconded: T. Schad

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

VOTE: Site plan

Moved: R. Diaz

Seconded: T. Schad

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

The next regularly scheduled meeting will be on 5/23/24  
With there being no other business, the meeting was adjourned.