

Regular Meeting  
Planning Board Meeting  
06/11/2024

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  
Daniel Lockwood  
Rachel Diaz

**Members Absent**

Layne Buckingham  
Jim Johnson, Alt

**Alternates Present**

Paul Crowding, Alt

**Attorney Present**

David Stefankiewicz

**Engineer Present**

Vincent Orlando

**Secretary Present**

Rachel Shepherd

**OLD BUSINESS**

Memorialize Resolution # 231101, UNION LEAGUE NATIONAL GOLF CLUB LLC  
Upon a motion by M. SAIONI, seconded by T. SCHAD that the resolution be adopted. The motion carried unanimously by the following vote: M. SAIONI – Yes; T. SCHAD – Yes; S. COPSON- YES; T. GANDY- YES; R. DIAZ- YES; P. CROWDING- YES

Memorialize Resolution # 241203, IMMANUEL BAPTIST CHURCH OF GOSHEN  
Upon a motion by M. SAIONI, seconded by T. SCHAD that the resolution be adopted. The motion carried unanimously by the following vote: M. SAIONI – Yes; T. SCHAD – Yes; S. COPSON- YES; T. GANDY- YES; R. DIAZ- YES; P. CROWDING- YES

Memorialize Resolution # 241106, ALI INVESTMENTS INC

Upon a motion by M. SAIONI, 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; T. GANDY- YES; R. DIAZ- YES; P. CROWDING- YES

Memorialize Resolution # 211107EXT2, 3156 SOUTH LLC

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

Memorialize Resolution # 241201, AGR BUILDERS LLC

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

Memorialize Resolution # 051243EXT, SYCAMORE DEVELOPMENT LLC

Upon a motion by M. SAIONI, 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; T. GANDY- YES; R. DIAZ- YES; P. CROWDING- YES

## **NEW BUSINESS**

APPLICATION FOR REVIEW

APPLICATION # 241104

Applicant's Name: SWANSON, KRISTY L

Subject Property: 8 BAY SHORE RD

Block and Lots: Bl: 389 Lots: 36

- *M. Saioni & P. Crowding stepped down.*

Ron Gelzunas, Esq gave an overview of approvals sought.

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

1. Paul Kates, PE
2. Kristy Swanson- owner, 8 Bay shore Rd CMCH

The following exhibits were shared:

A-1 aerial photo

Paul Kates, PE gave testimony on the plan- open to the public; no exterior storage; have space for additional parking. Access will be off Bayshore Rd.

Kristy Swanson described grooming/dog day care. 10-12 dogs in daycare. Maybe 2 overnight. Will live onsite. May eventually have an employee to help. Hours of operation: Done by 4pm

Board Comments/ Questions: None

Vincent C. 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: 250-631 (E) Accessory structures- larger than principal structure

Moved: T. Schad

Seconded: P. Lomax

T. Schad	YES
S. Copson	YES
P. Lomax	YES
T. Gandy	YES
D.Lockwood	YES
R. Diaz	YES
Chairman Anzelone	YES

VOTE: 218-77(B) Off street parking

Moved: T. Schad

Seconded: P. Lomax

T. Schad	YES
S. Copson	YES
P. Lomax	YES
T. Gandy	YES
D.Lockwood	YES
R. Diaz	YES
Chairman Anzelone	YES

VOTE: 218-77 (A) (6) off street parking- distance to building or structure

Moved: T. Schad

Seconded: P. Lomax

T. Schad	YES
S. Copson	YES
P. Lomax	YES
T. Gandy	YES
D.Lockwood	YES
R. Diaz	YES
Chairman Anzelone	YES

VOTE: Waiver A- from providing stone paving in lieu of asphalt, Waiver B- curb around parking area, Waiver C- traffic study, Waiver D – environmental impact assessment and report, Waiver E- community impact statement.

Moved: T. Schad

Seconded: P. Lomax

T. Schad	YES
S. Copson	YES
P. Lomax	YES
T. Gandy	YES
D.Lockwood	YES
R. Diaz	YES
Chairman Anzelone	YES

VOTE: Minor SP

Moved: T. Schad

Seconded: P. Lomax

T. Schad	YES
S. Copson	YES
P. Lomax	YES
T. Gandy	YES
D.Lockwood	YES
R. Diaz	YES
Chairman Anzelone	YES

APPLICATION FOR REVIEW  
APPLICATION # 041219-24

Applicant's Name: ELDON, NATHANIEL

Subject Property: 1307 RTE 9 N

Block and Lots: Bl: 99.02 Lots: 108

- *M. Saioni, A. Anzelone & P. Lomax stepped down.*

Andrew Catanese, Esq gave an overview of application and approvals sought. Lot created in 2005 as part of original subdivision.

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

1. Brian Murphy, PE
2. Nathaniel Eldon- owner

Brian Murphy stated that no development is proposed as part of this application, here to have restriction removed.

Board Comments/ Questions:

Vince Orlando: No driveway allowed over recharge trench

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

Public comment:

- Roger Mutzel – President of the Homeowners Association – concerns with safety during construction; would like all construction equipment to stay off of Egret Trail
- Karyn Hamm – Resident of the Enclave – Treasurer of HOA- concerns with property not being part of HOA
- Gregory Seminack – 57 Egret Trail – concerns with clearing of lot; wants to keep aesthetic of drive back maintained.

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

VOTE: Removal of condition on lot 108 (previously 35.04)

Moved: T. Schad

Seconded: S. Copson

T. Schad	YES
S. Copson	YES
T. Gandy	YES
R. Diaz	YES
P. Crowding	YES
Chairman D. Lockwood	YES

The next regularly scheduled meeting will be on 06/27/2024  
With there being no other business, the meeting was adjourned.