

# Agenda

## The Township of Middle

### Zoning Board Meeting

Date : 04/10/2025

Time : 06:00 PM

Type : Regular

Location : MIDDLE TOWNSHIP MUNICIPAL HALL

- 1 The regular meeting of the Middle Township Zoning Board will be held on the above date at 6:00 PM at Municipal Hall, 33 Mechanic Street, Cape May Court House, NJ.
  
- 2 I hereby declare that notice has been given to the Gazette-Leader the Atlantic City Press, 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. This meeting is being recorded.
  
- 3 SALUTE TO THE FLAG
  
- 4 ROLL CALL

Members		Alternates		Attorney
M. Saioni, Chairman	A. Markle	K. Banks		R. Belasco
M. DiPalantino	C. Fitzmartin	K. Wuerker		
T. Repici Jr.		Engineer		Secretary
C. Brown		V. Orlando		R. Shepherd
W. Crowther				

- 5 SWEAR IN BOARD ENGINEER
  
- 6 Applications for Review  
Application Number : 242353EXT      Misc. App.EXT  
BURKE 1912 LLC  
Block : 132.01 Lot : 28 Location : 516 STONE HARBOR BLVD  
Zone : TCRC  
  
Extension: Applicant is requesting an extension to previously obtained approvals.
  
- 7 Applications for Review  
Application Number : 242357B      D Variance : Use  
HILL, DAVID J & ANN- KRISTIN  
Block : 46 Lot : 5 Location : 123 KIMBLES BEACH RD  
Zone : CD  
  
Use Variance: Applicant seeks approval to construct a Dutch Barn style garage which will provide off-site parking for the single family dwelling on Lot 2.

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- 8 Applications for Review  
Application Number : 252305 C Variance : Bulk Stds;D Variance : Use  
ALTOBELLI, LOUIS  
Block : 208 Lot : 10 Location : 110 INDIAN TRAIL  
Zone : RC

Use Var./ Hardship Var.: Applicant seeks a use variance to allow four residential dwelling units in the RC - Rural Conservation Zone. Applicant is further seeking hardship variances for lot area, lot width, lot frontage, front yard setback, side yard setback, total side yard setback, building coverage and maximum impervious coverage.

- 9 Applications for Review  
Application Number : 242359 C Variance : Bulk Stds  
CAIN, BRIAN J & CHRISTINE  
Block : 139 Lot : 7 Location : 117 BEACH AVE  
Zone : CD

Hardship Var: Applicant is seeking variance approval for the reconstruction of a shed that encroaches into the setbacks. Prior shed had deteriorated.

- 10 Applications for Review  
Application Number : 252308 C Variance : Bulk Stds;D Variance : Use;Major Sub/Site Plan  
Prelim;Major Sub/Site Plan Final  
SDK PROPERTIES LLC  
Block : 355.01 Lot : 6, 7 Location : 15 JOHNSTOWN LANE/ 1101 RTE 9 S  
Zone : R

Major Site Plan - Prelim & Final/ Use Variance/ Hardship Var/ Flex C. Var: Applicant seeks variance approval to construct a 48 unit townhome and 12 unit apartment complex at 1101 Route 9 South. Applicant requires a use variance to allow for multi-family residential use in the TB zone. Applicant also seeks variance relief for front yard setback from the TB zone requirements and rear yard setback, distance between buildings, min. landscape buffer, density of dwellings, and floor area ratio.

- 11 Applications for Memorialization  
Application Number : 252304 D Variance : Use  
SWANSON, KRISTY L  
Block : 389 Lot : 36, 30 Location : 8 BAY SHORE RD  
Zone : SL

Use Var: Applicant is seeking a use variance to relocate a single family structure from another property on to the property behind the existing single family residence.

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- 12 Applications for Memorialization  
Application Number : 232340 D Variance : Use  
TOWER, DEBRA/ ATLANTIC CAPE BUILDERS LLC  
Block : 358 Lot : 2 Location : 6 WILDWOOD AVE  
Zone : TB

Use Varaince

- 13 Applications for Memorialization  
Application Number : 242357A C Variance : Bulk Stds  
HILL, DAVID J & ANN- KRISTIN  
Block : 46 Lot : 2 Location : 12 KIMBLE AVE  
Zone : CD

Hardship/ Flex C Var: Applicant seeks to reconstruct a single family dwelling on an existing, non-conforming lot. Variance relief is requested for min. lot area, front yard setback, rear yard setback, max. building coverage, and accessory use.

- 14 Applications for Memorialization  
Application Number : 221111RPF-24 D Variance : Use;Minor Subdivision;Site Plan Prelim;Site Plan Final  
BGJ1 LLC  
Block : 1523 Lot : 9 Location : 401 RIO GRANDE AVE  
Zone : TRRC

Minor Sub/ Rev. Major Site Plan - Prelim & Final/ Use Variance: Applicant is seeking amended preliminary and final site plan approval to permit subdivision of the existing lot into two separate lots. Applicant proposes Lot 9 to remain vacant until the construction of the prior site plan approval and proposes Lot 9.01 shall contain the pre-existing, non-conforming use of a transmittal tower on site.

- 15 NEXT MEETING DATES

1. 5/8/2025	2. 6/12/2022	3. 7/10/2025	4. 8/14/2025	5. 9/11/2025
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- 16 ADJOURN MEETING